

## \$264,900 - 1041 Village Drive, Sherwood Park

MLS® #E4444553

**\$264,900**

3 Bedroom, 1.50 Bathroom, 1,134 sqft

Condo / Townhouse on 0.00 Acres

Village on the Lake, Sherwood Park, AB

This is the ONE! Welcome to this meticulously kept 1,134 sq ft townhouse located in the desirable community of VILLAGE ON THE LAKE! This BRIGHT & INVITING home offers a functional layout with 3 large BEDROOMS and 1.5 BATHS. The MAIN Floor Starts with a spacious front foyer that flows into a SUN-filled South Facing LIVING room with a stunning Floor-to-Ceiling stone WOOD Burning FIREPLACE. The huge DINING room offers tons of space for guests & family. The Bright kitchen boasts Newer Stainless appliances, ample cabinetry & flows seamlessly into the dining area. A convenient 2-PC bathroom completes the main level. The Fully Finished Basement features a Spacious REC ROOM, a SPECTACULAR WET BAR with KEGERATOR, additional Storage, LAUNDRY & Mechanical area. The fenced back yard offers an Outdoor OASIS with Privacy & Lots of Greenery – Perfect for entertaining or relaxing. The home comes with 2 assigned energized parking stalls. Ideally located near schools, shopping, transit and more! Close to ALL Amenities.

Built in 1980

### Essential Information

MLS® # E4444553

Price \$264,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,134
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1041 Village Drive
Area	Sherwood Park
Subdivision	Village on the Lake
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4L4

### Amenities

Amenities	Bar, Hot Water Natural Gas, No Smoking Home, See Remarks
Parking	2 Outdoor Stalls, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	1
Zoning	Zone 25
Condo Fee	\$436

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