# **\$350,000 - 30 301 Palisades Way, Sherwood Park**

MLS® #E4428427

#### \$350.000

3 Bedroom, 2.50 Bathroom, 1,435 sqft Condo / Townhouse on 0.00 Acres

Centennial Village, Sherwood Park, AB

Welcome to this amazing 3 bed, 2½ bath townhouse in the Palisades. Step inside, STOP! What do you hear? Silence! What you see though is gleaming hardwood floors from the east morning sunlight coming through the large picture living room window. The flowing open-concept floor plan transitions from the sizeable living room into the dining area adjacent to your kitchen adorned with dine up granite counters and rich dark cabinets. Stainless appliances and corner pantry provide ample storage. The large dining area receives the west setting sun in the evening from your patio doors which open out to the large balcony complete with gas hookup. 2pc bath and main floor laundry are combined. 3 bedrooms upstairs includes the large primary with 3pc ensuite and W/I closet. 4pc bath supports the other two spacious bedrooms. Downstairs has a large multi-purpose space; den, craft room, family room and immediate access to your DBL attached garage. Central A/C and rough-in for central vac. Close to shopping and recreation.







Built in 2013

# **Essential Information**

MLS® # E4428427 Price \$350,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,435

Acres 0.00

Year Built 2013

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 30 301 Palisades Way

Area Sherwood Park

Subdivision Centennial Village

City Sherwood Park

County ALBERTA

Province AB

Postal Code T8H 0T4

#### **Amenities**

Amenities Air Conditioner, Detectors Smoke, Exterior Walls- 2"x6", No Smoking

Home, Parking-Visitor, Smart/Program. Thermostat, Vacuum

System-Roughed-In

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

# **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 3

Zoning Zone 25

Condo Fee \$345

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 9:02am MDT