

\$325,000 - 1975 Bonneville Drive, Sherwood Park

MLS® #E4446392

\$325,000

4 Bedroom, 2.00 Bathroom, 1,003 sqft

Single Family on 0.00 Acres

Broadmoor, Sherwood Park, AB

This affordable half duplex is located in the desirable community of Broadmoor, making it a perfect choice for first time homebuyers or savvy investors. Upon entry, you're welcomed into a bright & updated kitchen featuring stylish white cabinetry, ample counter space, & durable nonceramic tile floors. The spacious LR offers a comfortable area to unwind, highlighted by a lg feature window that floods the space with natural light. The mn fl includes 2 secondary bdrms, a generous primary bdrm, & a full 4pc bath. The fully developed bsmt provides additional living space, including a lg FR, a 4th bdrm, a 3pc bath, & a den ideal for a home office or flex space. Step outside to a fenced, landscaped backyard with mature trees & shrubs, offering both privacy & plenty of space to add a garage. Conveniently located close to schools, shopping, public transit, & just steps from the Kinsmen Leisure Ctr. Recent updates include newer shingles 2019 & HWT 2012

Built in 1962

Essential Information

MLS® #	E4446392
Price	\$325,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,003
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	1975 Bonneville Drive
Area	Sherwood Park
Subdivision	Broadmoor
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0X4

Amenities

Amenities	Air Conditioner, See Remarks
Parking	Rear Drive Access, RV Parking

Interior

Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Freezer, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 7th, 2025

Days on Market 10

Zoning Zone 25

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 July 17th, 2025 at 4:33pm MDT