

## \$389,900 - 1999 Glenmore Avenue, Sherwood Park

MLS® #E4440713

**\$389,900**

3 Bedroom, 1.50 Bathroom, 1,011 sqft

Single Family on 0.00 Acres

Broadmoor, Sherwood Park, AB

Rare opportunity in prestigious Broadmor Estates! Welcome to the home under \$400K with NO CONDO FEE in one of Sherwood Park's most sought-after communities. Walk to beautiful Broadmor lake and sports center. Corner lot and city-assessed near \$370K, this home is priced to sell and full of potential for homeowners, investors, or developers. Situated on a spacious 528 m<sup>2</sup> lot with RV parking, surrounded by million-dollar homes, mature trees & steps from Broadmoor Golf Course. Bi level house Offers over 2,000 sq ft of bright living space with 4 skylights, a modern kitchen, renovated baths, newer windows, roof & dual furnaces. Main floor features open-concept living/dining, laundry & tandem garage. Upstairs, a bonus family/games room adds ideal flex space. Step outside to a sunny south-facing HUGE deck with fireplace & a private yard—perfect for summer BBQs or future redevelopment. Walk to schools, trails, pool, golf & shops. Unbeatable value in a prime location!

Built in 1962

### Essential Information

MLS® #	E4440713
Price	\$389,900
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,011
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### Community Information

Address	1999 Glenmore Avenue
Area	Sherwood Park
Subdivision	Broadmoor
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0X7

### Amenities

Amenities	Deck, Detectors Smoke, R.V. Storage, Skylight
Parking	Double Garage Attached, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Corner Lot, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 5th, 2025  
Days on Market      12  
Zoning                 Zone 25

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