

## \$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

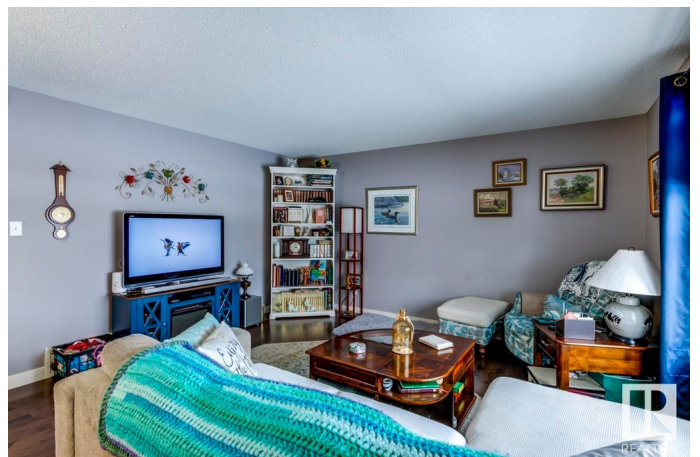
Centennial Village, Sherwood Park, AB

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

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	2
Zoning	Zone 25
Condo Fee	\$345

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Listing information last updated on April 3rd, 2025 at 2:32pm MDT