



### 3 Haythorne Crescent, Sherwood Park, T8A3Z9, Alberta, WoodBridge Farms

Fantastic investment: spacious bungalow in the wonderful, mature neighbourhood of Woodbridge Farms 'Home.' Available for sale with long-term tenants in place.

Your new investment is in a perfect location, in a quiet family neighbourhood walking distance to a school. This attractive home comes complete with a woodburning fireplace, new deck and landscaping, and double heated garage. Recent upgrades include: the entire main floor has brand new, water-resistant laminate; new baseboards; walls and ceilings repainted; gorgeous, high-end vanities; lighting; bathroom hardware. There are three generous bedrooms and two full bathrooms on the main floor, plus spacious eat-in kitchen and a dedicated dining space. And tenants love the fireplace in the large living room. The basement is fully finished with loads of space for a large family: rec room, storage room, full bathroom, one bedroom, and TWO offices. Bonus! Your new investment has TWO new furnaces, one for each floor to keep this 1450 sf bungalow toasty no matter what. Rent is \$2400

#### BASE INFORMATION:

Bed : 5  
Bath : 3

#### LAND INFORMATION:

Square feet : 1450

#### BUILDING INFORMATION:

House Style : Bungalow  
Exterior Finish : Stucco  
Built on : 1978  
Number of Floors : 1

#### CONVENIENCE:

**Appliance Amenities:** Refrigerator, Range/Oven, Microwave, Freezer, Dishwasher,  
**Energy Savings Amenities:** Gas Hot Water, Fireplace,  
**Exterior Amenities:** Open Deck, Garage, Fruit Trees,  
**Interior Amenities:** Central Vac,  
**Landscape Amenities:** Washer/Dryer, Lawn, Landscaping,