

## **\$505,899 - 28 49 Colwill Boulevard, Sherwood Park**

MLS® #E4465185

**\$505,899**

3 Bedroom, 3.00 Bathroom, 1,131 sqft

Condo / Townhouse on 0.00 Acres

Forrest Greens, Sherwood Park, AB

ADULT UNIT WITH SEVERAL UPGRADES AND DOUBLED ATTACHED GARAGE HEATED AND INSULATED. OPEN FLOOR CONCEPT WITH NEWER APPLIANCES , KITCHEN ISLAND WITH OVERHEAD GLASS HOOD FAN. BRAND NEW DECK. A/C, 2 BEDROOMS UP AND 2 DOWN. THE PRIMARY BEDROOM HAS ITS OWN 4 PC ENSUITE AND LARGE CLOSET ORGANIZER. MAIN FLOOR ALSO HAS A 3 PIECE BATHROOM. IN THE BASEMENT WE HAVE ANOTHER 4 PIECE BATHROOM WITH STANDUP SHOWER , LARGE REC ROOM AND PLENTY OF STORAGE . MAIL BOXES ARE LOCATED ON THE PROPERTY JUST STEPS AWAY AND LOTS OF VISITOR PARKING. ALL AMENITIES AND TRANSPORTATION AT YOUR FINGERTIPS.

Built in 2001

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4465185  |
| Price          | \$505,899 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,131     |
| Acres          | 0.00      |
| Year Built     | 2001      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Half Duplex       |
| Style    | Bungalow          |
| Status   | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 28 49 Colwill Boulevard |
| Area        | Sherwood Park           |
| Subdivision | Forrest Greens          |
| City        | Sherwood Park           |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8A 6L3                 |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Parking-Extra, Parking-Visitor |
| Parking Spaces | 4                                                                                       |
| Parking        | Double Garage Attached, Heated, Insulated                                               |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                    |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 8th, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 7       |
| Zoning         | Zone 25 |
| Condo Fee      | \$458   |

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Listing information last updated on November 14th, 2025 at 10:17pm MST