



Sherwood Park
7 STRATHCONA PL

Westboro LP: \$449,800
T8A 1G1 SP: 

ACTIVE

Listing ID # E4502680
Building Type Detached Single Family
Style Bungalow
Year Built 1970
Full Baths 1
Half Baths 1
Total Baths 1.1

Sold Date
Bedrooms Above 3
Bedrooms Total 3
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 111.93

Tot Flr AG SqFt 1,204.81

URL-Virtual Tour **URL-Brochure**

Backing directly onto Kinsman Park – you'll enjoy the privacy & easy living in this mid-century bungalow with vintage charm & recently renovated basement. Your main floor features a large picture window in living room, dining space, large kitchen with mahogany cabinets, 4pc bathroom, 3 bedrooms where the king-sized primary features a large closet & 2pc ensuite. The basement has an oversized rec room and several hobby rooms to enjoy with new carpeting and fresh paint. Rough ins for a bathroom exist if you wish to further develop. Enjoy the hot summer days relaxing in your east facing backyard with swing and enjoy no neighbors with this green space behind your home. Nestled on a quiet street, your front driveway extends to side of home to your oversized double detached garage. Convenient access to Broadmoor Blvd, Wye Road, Broadmoor Public Golf Course, Rugby Fields, New Horizon Charter School (k-9) & Westboro Elementary (k-6).

Directions

Living Room	5.82x3.58m	M	Bedroom 3	3.37x2.57m	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.42x2.45m	M	Bedroom 4			1	2	M	Yes	Main	111.93	1,204.81
Kitchen	3.43x 4.71m	M	Office	3.64x3.56m	L	2	4	M	No	Upper		
Family Room	7.66x5.61m	L	Laundry Room	1.78x2.14m	L	3				Above Grd		
Den						4				Lower	103.83	1,117.63
Bonus Room	2.33x3.25m	L				5				Below Grd		
Primary Bedrm	4.46x3.18m	M				6				Tot Flr AG	111.93	1,204.81
Bedroom 2	3.43x4.23m	M				7				# Finished	2	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Stucco
Flooring Carpet, Linoleum
Features No Animal Home, No Smoking Home

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent Yes
2nd Suite No
Garage Suite No
Garden Suite No
Lot Shape Rectangular
Lot Size SqM 613.00
Zoning
Tax Amount \$3,015.59 / 2025
Conform Type
Conform Year
Goods Incl Dishwasher-Portable, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Goods Excl

Warranty

Fireplace
FP Fuel
FP Type

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Site Features Backs Onto Park/Trees, Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Parking Double Garage Detached, Over Sized

Road Access Paved Driveway to House

Park Encl/Tot 2 / 4
Garage Dim 7.07m x 6.59m

Condo Name	Floor Location	Floor#
Condo Fee	#Floors in Build	Elevator
Fee Includes	Balcony/Terrace	Min Age
	Titled Storage	
	Parking Type	
	Unit Exposure	