

## \$625,000 - 85 Sumac Lane, Sherwood Park

MLS® #E4432504

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,737 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

Absolutely STUNNING in Summerwood, featuring AC, 4 bedrooms, 3.5 baths & OVERSIZED 21x23, HEATED garage with drain & 8' door. Gorgeous vinyl plank flooring invites you in to the bright a spacious entry & takes you to the great room. The kitchen offers plenty of 42" cabinets, S/S appliances including gas stove & quartz island that looks over the dining & living rm with cozy fireplace. Laundry room with storage & 1/2 bath complement the functional layout. Upgraded carpet takes you upstairs where you will ENJOY the family sized bonus room with vaulted ceilings. LOVE the king sized primary suite with walk in closet & luxurious ensuite. 2 more bedrooms are generous in size & 4pc main bath complete the upper level. Fully finished basement features a rec room, 4th bdrm, 4pc bath & tons of storage finish off this immaculate home that is BETTER THAN NEW with ALL THE UPGRADES! Relax in the fenced & landscaped yard with composite deck & Permanent exterior lights, all just steps away from parks, trails & schools.

Built in 2021

### Essential Information

MLS® # E4432504

Price \$625,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,737                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 85 Sumac Lane |
| Area        | Sherwood Park |
| Subdivision | Summerwood    |
| City        | Sherwood Park |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8H 0Z5       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Dog Run-Fenced In, Hot Water Tankless, See Remarks, HRV System |
| Parking   | Double Garage Attached, Heated                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Wall Mount   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | MILLS HAVEN      |
| Middle     | SHERWOOD HEIGHTS |
| High       | SALISBURY COMP   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 25          |

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Listing information last updated on May 1st, 2025 at 1:02pm MDT