

## **\$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	6
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 9:17pm MDT