

## \$997,998 - 12 Newbury Ci, Sherwood Park

MLS® #E4449520

**\$997,998**

3 Bedroom, 2.50 Bathroom, 1,422 sqft

Single Family on 0.00 Acres

Salisbury Village, Sherwood Park, AB

Another quality build by Launch Homes! This 1,422 sq ft luxury bungalow in Salisbury Village offers the perfect blend of comfort, style, and ease of living—an ideal fit for downsizers or retirees looking to simplify without compromise. Featuring 3 bedrooms, 2.5 bathrooms, and a flexible den space, this thoughtfully designed home showcases warm modern organic finishes inspired by Launch™ Homes award-winning Empress Show home. The open-concept main floor includes built-in appliances, large island, and clean, elegant lines that create a functional and welcoming atmosphere. The basement is fully finished with golf simulator—ready—perfect for year-round enjoyment or entertaining family and friends. Set in one of Sherwood Park's most sought-after neighbourhoods, this home is the perfect opportunity to settle into a quieter pace without giving up the quality and design you love. Estimated Possession: October 2025

Built in 2025

### Essential Information

MLS® #	E4449520
Price	\$997,998
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,422
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12 Newbury Ci
Area	Sherwood Park
Subdivision	Salisbury Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 0E8

### Amenities

Amenities	Air Conditioner, See Remarks
Parking	Double Garage Attached, Over Sized

### Interior

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

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 24th, 2025

Days on Market 7

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 July 31st, 2025 at 10:02am MDT