

## \$849,900 - 17 Sunbury Place, Sherwood Park

MLS® #E4459628

**\$849,900**

4 Bedroom, 3.50 Bathroom, 2,564 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

This FULLY FINISHED home is NEWLY BUILT with a Spec like no other! Let's start with 9-FT CELINGS, TRIPLE PANE WINDOWS, UPGRADED 125 AMP service, RECIRCULATING HOT WATER and UPGRADED INSULATION throughout. For storage, there are WALKTHROUGH closets at the front and mudroom of home, and ALL bedrooms (generous in size) have WALK-IN CLOSETS! The kitchen is a SHOWSTOPPER with BUILT-IN appliances, QUARTZ waterfall counter and extensive WALKTHROUGH PANTRIES. Light floods the Living room with gas fireplace overlooking the SOUTH-FACING LANDSCAPED YARD with deck. VAULTED BONUS ROOM upstairs for TV and Owner's Suite has its own fireplace and elegant 5-pc Bath. Jack and Jill bath with 2 additional bedrooms. Laundry with sink and cupboards. Lower level has MASSIVE Family Room with WET BAR and FIREPLACE, Bedroom and LARGE bath. Your garage is FINISHED and roughed-in for EV. Close to park, ravine and walking trail. PERFECT for families who appreciate both beauty and functionality in harmony! Blanket Home Warranty.



Built in 2024

### Essential Information

MLS® #

E4459628

|                |                        |
|----------------|------------------------|
| Price          | \$849,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,564                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17 Sunbury Place |
| Area        | Sherwood Park    |
| Subdivision | Summerwood       |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 0K3          |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                    |
| Parking        | Double Garage Attached                                                                                               |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Fireplace         | Yes                                                                                                                                  |
| Fireplaces        | Tile Surround, Wall Mount                                                                                                            |
| Stories           | 3                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                 |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Ravine View, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 37                   |
| Zoning         | Zone 25              |

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Listing information last updated on November 1st, 2025 at 10:32pm MDT