

## \$595,000 - 61 Sumac Lane, Sherwood Park

MLS® #E4444324

**\$595,000**

3 Bedroom, 2.50 Bathroom, 1,759 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

This STUNNING FORMER PACESETTER SHOWHOME just might be the perfect family home. Located on a beautifully landscaped, south facing, massive pie lot in the family friendly community of Summerwood, this home features an oversized double garage (22'x23.5'), CENTRAL AIR CONDITIONING, and has been immaculately maintained by its' original owners. The open concept main floor features LUXURY VINYL PLANK flooring throughout, a beautiful kitchen with HIGH END Stainless Steel Appliances, and a beautiful Quartz countertop. The large island is a perfect breakfast spot for the kids and flows nicely into the spacious living room and large dining area, both of which look out to your spectacular back yard. The upstairs layout is perfect for young families with the 2 kids rooms and a full bathroom at one end, the bonus room and UPSTAIRS LAUNDRY in the middle and the primary suite at the other end offering some separation and privacy for everyone.

Built in 2017

### Essential Information

MLS® # E4444324

Price \$595,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,759
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	61 Sumac Lane
Area	Sherwood Park
Subdivision	Summerwood
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0Z5

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vinyl Windows, Vacuum System-Roughed-In, HRV System
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 25th, 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 July 1st, 2025 at 8:47pm MDT