

## \$674,250 - 89 Sunland Way, Sherwood Park

MLS® #E4462372

**\$674,250**

4 Bedroom, 4.00 Bathroom, 2,254 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

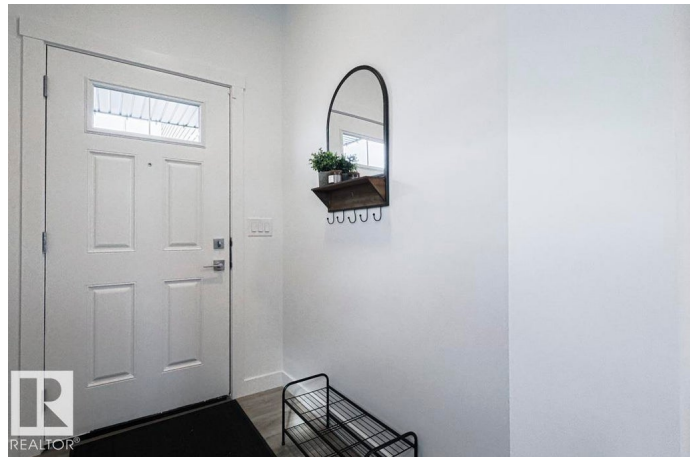
The Artemis combines elegant design with durable construction, offering all the features for modern family living. Highlights include a dbl attached garage with floor drain, separate side entry, 9' ceilings on main and basement levels, and LVP flooring throughout. An inviting foyer leads to a cozy sitting room, main floor bedroom, and full 3pc bath with standing shower. The mudroom with open closet connects the garage to the kitchen via a walkthrough pantry. Open-concept living includes a great room with 17' ceilings and electric fireplace, nook, and kitchen with quartz counters, island with eating ledge, Silgranit sink, built-in microwave, chimney-style hood, full-height backsplash, and Thermofoil cabinets with soft-close doors & drawers. Upstairs features a bright primary suite with dual walk-in closets and 5-piece ensuite, 2 additional bedrooms, bonus room, 4-piece bath, and laundry. Brushed nickel fixtures, upgraded railings, basement rough-in, and Sterling Signature Specification complete this home.

Built in 2025

### Essential Information

MLS® # E4462372

Price \$674,250



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,254                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 89 Sunland Way |
| Area        | Sherwood Park  |
| Subdivision | Summerwood     |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8H 2Y6        |

### Amenities

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                    |

### Interior

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | ensuite bathroom                    |
| Appliances        | Garage Control, Garage Opener, None |
| Heating           | Forced Air-1, Natural Gas           |
| Fireplace         | Yes                                 |
| Fireplaces        | Tile Surround                       |
| Stories           | 2                                   |
| Has Basement      | Yes                                 |
| Basement          | Full, Unfinished                    |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | No Through Road, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 30                 |
| 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 November 15th, 2025 at 7:02am MST