

## \$489,900 - 4268 Summerland Drive, Sherwood Park

MLS® #E4462794

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

Wonderfully maintained 1610 sq ft 2 story in Summerwood! Cozy front porch welcomes you inside to the open floor plan with a huge family room featuring gas fireplace with tile surround and mantle. Very functional kitchen with huge island & eating bar plus SS appliances and large pantry cabinet. Bright sunny dinette with oversized windows overlooking East facing backyard. 2 piece powder room completes the main floor. Upstairs is the main 4 piece bathroom and 3 spacious bedrooms including a king size primary bedroom with 3 piece ensuite & walk-in closet. Upgrades include brand new luxury vinyl plank flooring on main floor and fresh paint throughout. Rounding out the home is a fully fenced yard with large deck and professionally installed retaining wall creating additional usable space. Basement is unfinished awaiting your personal touch. Double garage pad ready for construction or parking. Close to public transport, schools, walking paths, shopping, HWY 21 and 16.

Built in 2012

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462794  |
| Price     | \$489,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,610                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4268 Summerland Drive |
| Area        | Sherwood Park         |
| Subdivision | Summerwood            |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0R2               |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                                                                            |
| Parking        | No Garage, Parking Pad Cement/Paved                                                                                          |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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 | Back Lane, Fenced, Golf Nearby, Playground Nearby, Public |

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 25            |

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Listing information last updated on October 29th, 2025 at 2:32am MDT