

## \$499,900 - 307 Sunland Way, Sherwood Park

MLS® #E4426758

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

Welcome Home! Terrific opportunity family ready Sherwood Park Location with Double Detached Garage, Large Deck, All Appliances, Central AC, Window Coverings and Move in Ready! Main floor front entrance leads to open concept living large family space, dining and open kitchen with huge island, all appliances and tons of counter space and cabinets. Rear entrance leads to rear detached double garage and huge deck. Unfinished basement has roughed in second laundry, bathroom, and floor plan perfect for additional living, in law living quarters, bedroom, family room, and storage. Upper level is perfect with 3 bedroom, 2 full bathrooms, and upper floor laundry. Master bedroom has walk in closet and full bathroom ensuite. Home has above average pride of ownership, like new but already has window coverings, ac, deck, and detached garage. Street parking. Close to schools, parks, and easy access to main roads and highways.

Built in 2023

### Essential Information

MLS® #	E4426758
Price	\$499,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,458
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	307 Sunland Way
Area	Sherwood Park
Subdivision	Summerwood
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Y8

### **Amenities**

Amenities	Air Conditioner, Deck, See Remarks
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, See Remarks
Exterior Features	Back Lane, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 20th, 2025

Days on Market 17

Zoning Zone 25

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Listing information last updated on April 6th, 2025 at 7:02pm MDT