

## \$575,000 - 97 Sumac Lane, Sherwood Park

MLS® #E4441662

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

Style, space and practical living come together in this 4 bedroom 3.5 bath beauty on quiet Sumac Lane. Built in 2021 itâ€™s better than new with the deck, fence, and landscaping already done. A soaring ceiling creates a grand first impression, leading into an open-concept great room that unites kitchen, dining, and living spaces. The chefâ€™s kitchen features a gas stove, two-tone cabinetry, and a spacious pantry. Durable vinyl plank flooring, a functional mudroom, Central AC, tankless hot water and upstairs laundry check every box for comfort and convenience. The primary suite has vaulted ceilings, a walk-in closet and dual vanity ensuite with a large shower. The basement offers a finished bedroom and full bath, plus flexible play/storage space. The fenced back yard is ready for summer with a large deck, open lawn, and storage shed. Donâ€™t just walk by the double attached garage with its epoxy floors, 220V power, and smart storage solutions. This oneâ€™s got it all!

Built in 2020

### Essential Information

MLS® # E4441662

Price \$575,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	97 Sumac Lane
Area	Sherwood Park
Subdivision	Summerwood
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1Z9

### **Amenities**

Amenities	Deck, Hot Water Tankless
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 11th, 2025  
Days on Market      12  
Zoning                Zone 25

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