

## \$799,900 - 78 Sunland Way, Sherwood Park

MLS® #E4432734

**\$799,900**

5 Bedroom, 3.50 Bathroom, 2,279 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

Step into refined living in this beautiful 2-storey home in the heart of Summerwood.

Thoughtfully designed space, this property blends modern luxury with everyday comfort.

The main level features engineered hardwood, detailed wainscotting, and a sunlit living room with a paneled feature wall and gas fireplace.

The kitchen is loaded with granite countertops, tall painted cabinets, Zephyr hood fan, Smart fridge, induction stove, and a butler's pantry finished to the same high standard.

Upstairs, enjoy a bonus room with a second fireplace, 2 large bedrooms, and a stunning primary suite with wood accent wall, 5-piece ensuite offering heated floors, jetted tub, and a custom walk-in shower. The fully finished basement features 9' ceilings, office space, 2 additional bedrooms and a 4-piece bathroom. Additional highlights include built-in speaker system, A/C, central VAC, and irrigation system. This home is turn-key and perfectly located near parks, schools, trails, and amenities. A must see!

Built in 2017

### Essential Information

MLS® # E4432734

Price \$799,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,279                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 78 Sunland Way |
| Area        | Sherwood Park  |
| Subdivision | Summerwood     |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8H 0Z4        |

### Amenities

|           |                                                                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Vacuum System Attachments, Washer, Window Coverings, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                    |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation, Shopping Nearby |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 7                |
| 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 May 1st, 2025 at 10:47pm MDT