

## \$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        5  
Zoning                    Zone 25

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