

## \$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 it'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 chef'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. Don't just walk by the double attached garage with its epoxy floors, 220V power, and smart storage solutions. This one'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        6  
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 June 17th, 2025 at 5:17am MDT