

## \$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

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