

## \$474,707 - 61 Sunterra Way, Sherwood Park

MLS® #E4449767

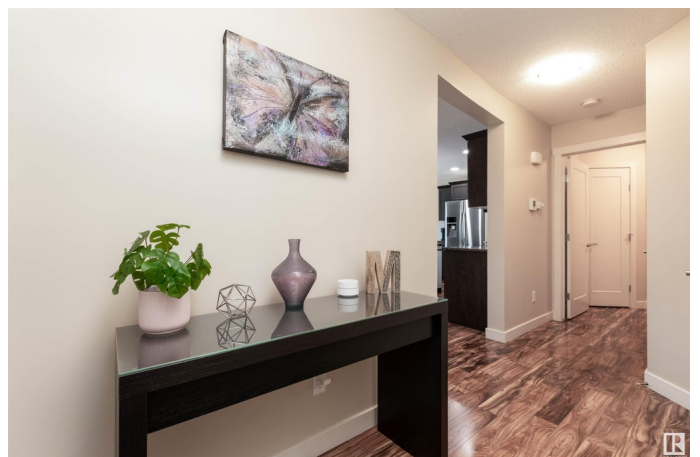
**\$474,707**

3 Bedroom, 2.50 Bathroom, 1,526 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

Welcome to 61 Sunterra Way! This IMMACULATE half duplex home is located in the popular community of Summerwood! Close to parks, shopping, transit and offers easy access to Highway 21 and The Anthony Henday. Very modern layout offering 1525 square feet, spacious and bright living room with attractive stone-facing fireplace and a beautiful kitchen! Useable island, walk-through pantry, large dining area and stainless steel appliances including a brand new dishwasher and newer microwave. Main floor powder room. Upstairs are 3 bedrooms, a 4 piece bathroom and convenient upstairs laundry room too with new dryer. The Primary Bedroom features a gorgeous 4 piece ensuite and a walk-in closet. The unspoiled basement is left for your creativity! Lovely SOUTH FACING backyard with deck to enjoy! BRAND NEW HOT WATER TANK. Double attached and HEATED GARAGE and great curb appeal! CENTRAL AIR-CONDITIONING too! Oh, and NO CONDO FEES to worry about! Come see this beauty today! Visit REALTOR® website for more information.



Built in 2013

### Essential Information

MLS® # E4449767

Price \$474,707

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,526         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 61 Sunterra Way |
| Area        | Sherwood Park   |
| Subdivision | Summerwood      |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8H 0R3         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner, Deck          |
| Parking   | Double Garage Attached, Heated |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                   |
| Fireplaces        | Stone Facing                                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                 |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 25         |

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Listing information last updated on August 3rd, 2025 at 9:31am MDT