

\$652,498 - 109 Newbury Circle, Sherwood Park

MLS® #E4424478

\$652,498

3 Bedroom, 2.50 Bathroom, 2,072 sqft
Single Family on 0.00 Acres

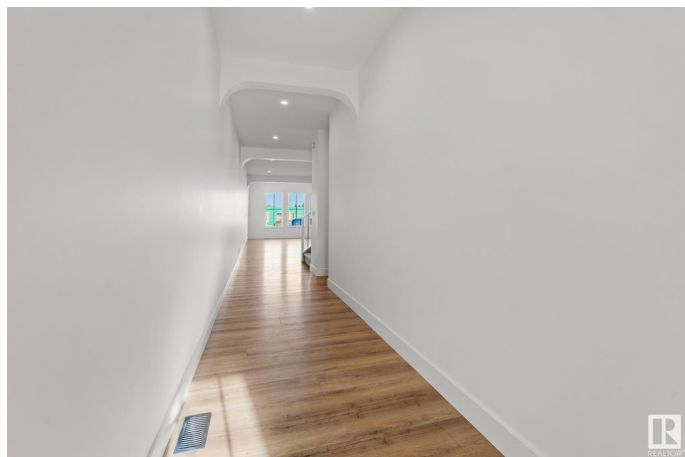
Salisbury Village, Sherwood Park, AB

Welcome to another quality build by Launch Homes! Discover the charm of Salisbury Village w/ our pre-selling opportunity featuring 2 exquisite modern farmhouse models. This 2,072 sqft 3 bed, 3 bath home greets you w/ soaring 9'™ ceilings & 8'™ doors. Luxury vinyl plank flooring adds both durability and elegance. The kitchen features custom cabinetry, quartz counters, SS appliances & a built-in pantry. Upstairs, 8'™ ceilings continue to enhance the sense of space. Bedrooms are carpeted w/ blackout blinds for privacy. Bathrms & the laundry area are finished w/ high-quality tile & the custom tiled ensuite shower adds luxury. Black plumbing fixtures, flush mount pot lights & designer light fixtures contribute to the contemporary design. The unfinished basement with 9'™ ceilings offers endless customization. Additional features include energy-efficient triple pane crank-out windows w/ black exterior & white interior & a double attached garage. These meticulously designed duplexes are perfect for modern living.

Built in 2024

Essential Information

MLS® #	E4424478
Price	\$652,498



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,072
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	109 Newbury Circle
Area	Sherwood Park
Subdivision	Salisbury Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 0E8

Amenities

Amenities	Ceiling 9 ft., See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding

Foundation Concrete Perimeter

Additional Information

Date Listed March 7th, 2025

Days on Market 28

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 April 4th, 2025 at 7:02pm MDT