

## \$670,000 - 114 Sedum Way, Sherwood Park

MLS® #E4451710

**\$670,000**

3 Bedroom, 2.50 Bathroom, 1,912 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

Located in the sought after community of Summerwood. This beautifully designed home offers the perfect blend of function, efficiency, and style. From the welcoming landscaping to the double attached garage with an EV charger, every detail is built for convenience. Step inside to a bright foyer and main floor office, ideal for remote work. The open concept living area is perfect for entertaining, featuring a large island, granite sink, stainless steel appliances, quartz countertops and lots of cabinetry space. Smart home features include Alexa-controlled lighting and powered Hunter Douglas blinds. Outside, enjoy the spacious vinyl-covered deck and Ring floodlight. Upstairs offers three bedrooms, a bonus room, and laundry, with a luxurious primary suite featuring a spa-like ensuite and walk-in closet. Stay cool with central A/C and save with 12 solar panels and a tankless hot water system. Located in a quiet, family-friendly neighbourhood close to schools, parks and shopping centres.

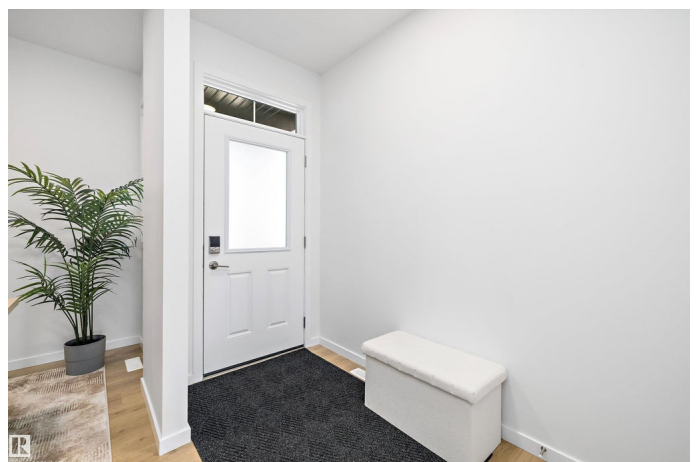
Built in 2022

### Essential Information

MLS® # E4451710

Price \$670,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,912                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 114 Sedum Way |
| Area        | Sherwood Park |
| Subdivision | Summerwood    |
| City        | Sherwood Park |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8H 2X8       |

### Amenities

|           |                                                                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, Vinyl Windows, HRV System, Solar Equipment |
| Parking   | Double Garage Attached                                                                                                                                                      |

### Interior

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

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 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 August 13th, 2025 at 5:32am MDT