

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$569,998 - 262 Sunland Way, Sherwood Park

MLS® #E4442223

**\$569,998**

3 Bedroom, 3.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

Welcome to the "Kaylan" built by the award-winning builder Pacesetter homes located in the heart of Sherwood Park in the community of Summerwood with beautiful natural surroundings. This home is located with in steps of the walking trails, parks and schools. As you enter the home you are greeted a large foyer which has luxury vinyl plank flooring throughout the main floor , the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 4 piece bath and a main floor bedroom. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room tucked away for added privacy. \*\*\*Under construction and the photos used are from the same model recently built to be complete by this October \*\*\*

Built in 2025

### Essential Information

MLS® # E4442223

Price \$569,998

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,970
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	262 Sunland Way
Area	Sherwood Park
Subdivision	Summerwood
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Y7

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 12th, 2025

Days on Market 4

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 16th, 2025 at 7:17am MDT