

## \$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

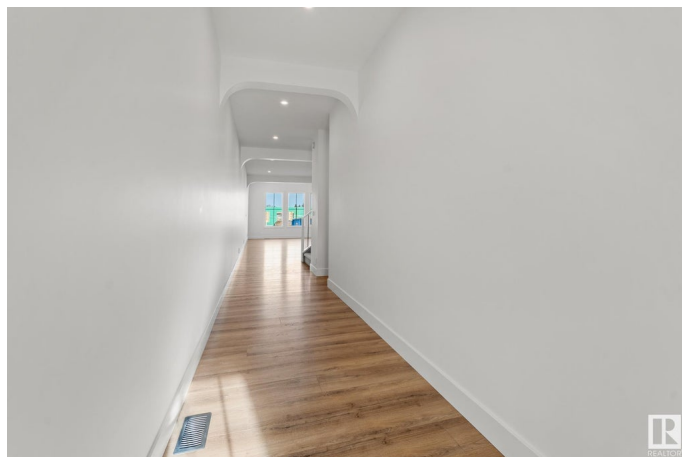
Welcome to another quality build by Launch Homes! Discover the charm of Salisbury Village w/ our pre-selling opportunity featuring 2 exquisite modern farmhouse models. This 2,072 sqft 3 bed, 3 bath home greets you w/ soaring 9' ceilings & 8' doors. Luxury vinyl plank flooring adds both durability and 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                46  
Zoning                              Zone 25

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