

## **\$455,000 - 1263 Sandstone Boulevard, Sherwood Park**

MLS® #E4453431

**\$455,000**

3 Bedroom, 2.50 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

LOCATION, LOCATION! Stunning CORNER UNIT in the sought after community of Summerwood! This 1,400+ sqft 2-storey townhome with NO CONDO FEES boasts abundant windows flooding the home with natural light. The open-concept main floor features a spacious living room and a gorgeous kitchen with tons of cabinetry, quartz countertops, large island, upgraded tile backsplash & stainless steel appliances, plus dining area, 2 pc powder room, and convenient main-floor laundry! Upstairs you'll find a luxurious primary suite with walk-in closet & ensuite, plus 2 additional bedrooms each with walk-in closets and a full bath. Fully landscaped with a double detached garage, this home is turn-key ready. Located in a prime family-friendly community, steps to schools, shopping, trails, and all major amenities. Property Shows 10+

Built in 2018

### **Essential Information**

MLS® #	E4453431
Price	\$455,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,414
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	1263 Sandstone Boulevard
Area	Sherwood Park
Subdivision	Summerwood
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1B2

### Amenities

Amenities	Off Street Parking, Closet Organizers, Deck, No Smoking Home, Parking-Extra, Patio, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 17th, 2025

Days on Market 1

Zoning Zone 25

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