

## **\$479,500 - 6036 Sunbrook Landing, Sherwood Park**

MLS® #E4434512

**\$479,500**

3 Bedroom, 2.50 Bathroom, 1,473 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

UPGRADED FAMILY LIVING w a MASSIVE LOT and FULLY FINISHED BASEMENT! Pull up to your DOUBLE ATTACHED parking on a CORNER lot, ONE BLOCK from Summerwood Park and one moment to Lakeland Drive and Highway 21 for smooth access! Enter your SPACIOUS foyer with tons of storage for both front and garage entry! Your 2pc is tucked here for privacy. HARDWOOD takes over as you enter into your LARGE LIVING ROOM, well-sized dining space looking onto your huge back yard, and then your STAINLESS STEEL kitchen. You'll also note the UPDATED and MODERN LIGHT FIXTURES and FRESH PAINT AND CARPET! Upstairs you have a BONUS ROOM PERFECT for an OFFICE! Your EAST FACING primary has wonderful natural light! The well sized ensuite and closet tie the room together. There are two more WELL SIZED bedrooms w another full bath finishing the 2nd floor. The basement is a MASSIVE and wonderful family space, perfect for movies or exercise space! A perfectly priced and versatile home that also checks great investment boxes!

Built in 2009

### **Essential Information**

MLS® #                    E4434512

Price                     \$479,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6036 Sunbrook Landing
Area	Sherwood Park
Subdivision	Summerwood
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0J6

### Amenities

Amenities	Deck, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Low Maintenance Landscape, No

	Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	10
Zoning	Zone 25

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