

Courtesy Of Trevor Roszell Of RE/MAX Elite

## \$739,999 - 12 Springdale Point(e), Sherwood Park

MLS® #E4421331

**\$739,999**

4 Bedroom, 3.50 Bathroom, 2,255 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

Built in 2012 this Jayman 2 story on a quiet cul de sac boasts a long list of upgrades from the nest thermostat, triple pane windows, porcelain tiles, reclaimed custom engineered hardwood floors, fireplace, chefs kitchen with quartz countertops, air jetted oversized tub, U Connect Moen digital shower, A/C, Gem-Stone Lighting. Upstairs you have glass railing staircase to an open high ceiling bonus room, upper floor laundry, a niche perfect for setting up a desk or study area. The lower level has Dricore subfloor, oversized bedroom with a walk-in closet, large windows, 4 piece bathroom. Large (22x24) garage fits a full sized one ton truck & a sport utility, with radiant tube heating, 60A subpanel with a 20A and 30A receptacle, hot & cold water. The outside is professionally landscaped low maintenance with high quality artificial turf, three levels of composite deck, resilient plant selection, a custom shed finished to match the house with power to shed, LED lit cedar screens and pondless water feature.

Built in 2012

### Essential Information

MLS® # E4421331

Price \$739,999

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,255
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12 Springdale Point(e)
Area	Sherwood Park
Subdivision	Summerwood
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0S3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Vinyl Windows, Workshop, See Remarks
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	58
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 April 12th, 2025 at 4:32am MDT