

## **\$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 8

Zoning Zone 25

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Listing information last updated on August 25th, 2025 at 4:47pm MDT