

## **\$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 | 8             |
| Zoning         | Zone 25       |

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Listing information last updated on May 13th, 2025 at 3:17pm MDT