

Courtesy Of Suzanne Dudey Of Century 21 Masters

\$459,900 - 45 Sunterra Way, Sherwood Park

MLS® #E4455013

\$459,900

2 Bedroom, 3.50 Bathroom, 1,532 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

Welcome to this impressive half duplex in sought-after Summerwood, showcasing a designer kitchen, TWO primary retreats, and a fully finished basement. The foyer opens to a bright and airy main floor highlighted by hardwood and a seamless open-concept layout. The chef's kitchen will wow you with endless cabinetry, a gas range, walk-through pantry, and a striking granite island overlooking the dining space and living room with its cozy fireplace. A convenient powder room and mudroom complete the main level. Upstairs, discover a flexible den ideal for a home office plus two king-sized primary suites—each with walk-in closets and private ensuites (one with custom built-ins!). A well-appointed laundry room with extra shelving adds to the function. The lower level offers a spacious rec room, full bathroom, and abundant storage. Outside, soak up the sun in the south-facing backyard, fully fenced and landscaped with TWO gazebos and a shed. Steps from trails, schools, and parks. Welcome Home!

Built in 2011

Essential Information

MLS® # E4455013

Price \$459,900



Bedrooms	2
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,532
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	45 Sunterra Way
Area	Sherwood Park
Subdivision	Summerwood
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0R3

Amenities

Amenities	Deck, Gazebo, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Davidson Creek Elementary
Middle	Sherwood Heights
High	Salisbury Composite HS

Additional Information

Date Listed	August 28th, 2025
Days on Market	4
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 September 1st, 2025 at 8:17am MDT