

## \$769,896 - 22 Newbury Circle, Sherwood Park

MLS® #E4450657

**\$769,896**

3 Bedroom, 2.50 Bathroom, 2,288 sqft

Single Family on 0.00 Acres

Salisbury Village, Sherwood Park, AB

Step into luxury with this stunning 3-bedroom, 2.5-bath home featuring a main floor den and upper bonus room—perfect for families or working from home. Boasting over \$80,000 in upgrades, this home is designed to impress. Exterior siding has been upgraded to durable James Hardie, with 9” foundation walls and black wrap for added style and value. Inside, enjoy open-concept living with upgraded railings, an open to below great room, a spacious 60” electric fireplace with waterfall mantel, and a chef-inspired kitchen featuring a side-by-side fridge/freezer, built-in wall oven, 30” electric cooktop, and convenient garbage pull-out. The luxurious primary suite offers a private sitting area, free-standing soaker tub, upgraded tiled shower with glass door, and a walk-in closet. With thoughtful finishes throughout and exceptional attention to detail, this home combines elegance and function in every space. A rare opportunity to own a beautifully upgraded home ready for modern living in Sherwood Park.

Built in 2025

### Essential Information

MLS® # E4450657

Price \$769,896



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,288                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 22 Newbury Circle |
| Area        | Sherwood Park     |
| Subdivision | Salisbury Village |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8B 0E9           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Fireplaces        | Mantel                                                                                     |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Hardie Board Siding              |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |

|              |                           |
|--------------|---------------------------|
| Construction | Wood, Hardie Board Siding |
| Foundation   | Concrete Perimeter        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 26              |
| 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 August 26th, 2025 at 5:02pm MDT