

## \$652,498 - 109 Newbury Circle, Sherwood Park

MLS® #E4424478

**\$652,498**

3 Bedroom, 2.50 Bathroom, 2,072 sqft

Single Family on 0.00 Acres

Salisbury Village, Sherwood Park, AB

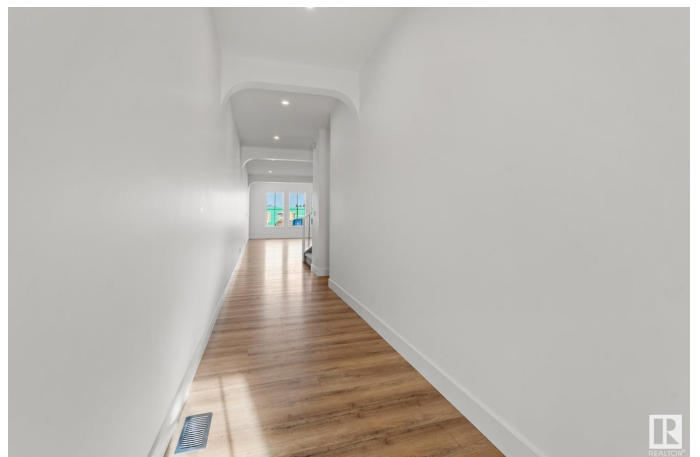
Welcome to another quality build by Launch Homes! Discover the charm of Salisbury Village w/ our pre-selling opportunity featuring 2 exquisite modern farmhouse models. This 2,072 sqft 3 bed, 3 bath home greets you w/ soaring 9' ceilings & 8' doors. Luxury vinyl plank flooring adds both durability and elegance. The kitchen features custom cabinetry, quartz counters, SS appliances & a built-in pantry. Upstairs, 8' ceilings continue to enhance the sense of space. Bedrooms are carpeted w/ blackout blinds for privacy. Bathrms & the laundry area are finished w/ high-quality tile & the custom tiled ensuite shower adds luxury. Black plumbing fixtures, flush mount pot lights & designer light fixtures contribute to the contemporary design. The unfinished basement with 9' ceilings offers endless customization. Additional features include energy-efficient triple pane crank-out windows w/ black exterior & white interior & a double attached garage. These meticulously designed duplexes are perfect for modern living.

Built in 2024

### Essential Information

MLS® # E4424478

Price \$652,498



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,072
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	109 Newbury Circle
Area	Sherwood Park
Subdivision	Salisbury Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 0E8

### Amenities

Amenities	Ceiling 9 ft., See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 7th, 2025  
Days on Market                46  
Zoning                              Zone 25

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