

\$899,900 - 3 Newbury Circle, Sherwood Park

MLS® #E4443191

\$899,900

3 Bedroom, 2.50 Bathroom, 1,357 sqft

Single Family on 0.00 Acres

Salisbury Village, Sherwood Park, AB

Discover luxury low maintenance living in this stunning executive duplex bungalow ideally located backing onto serene greenspace & natural wetlands. Offering a total of 2366 sqft of finished living space, this home blends modern elegance with thoughtful design & premium inclusions all wrapped into one exceptional price with no HOA or condo fees. Step inside & be greeted by vaulted great room ceilings soaring up to 13'6"™, rake windows that flood the home with natural light, & hardwood flooring throughout the main living areas & primary suite. The chef-inspired kitchen features a central island over 8'6"™ long, full-height pantry cabinetry, & a Bosch appliance package. The main floor is completed by a luxurious primary retreat with heated tile floors in the ensuite, double vanities, & a fully tiled walk-in shower. Downstairs entertain in style with a wet bar including a dishwasher and sink, a spacious rec room, 2 additional bedrooms, & full bath perfect for guests. Turn key w A/C, deck, fence, appliances & more!



Built in 2024

Essential Information

MLS® # E4443191

Price \$899,900

| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,357 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3 Newbury Circle |
| Area | Sherwood Park |
| Subdivision | Salisbury Village |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8B 0G1 |

Amenities

| | |
|---------------|---|
| Amenities | Air Conditioner, Bar, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Wine/Beverage Cooler, Dishwasher-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Stone Facing |
| Stories | 2 |
| Has Basement | Yes |

Basement Full, Finished

Exterior

Exterior Wood, Stone, Hardie Board Siding

Exterior Features Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Hardie Board Siding

Foundation Concrete Perimeter

Additional Information

Date Listed June 19th, 2025

Days on Market 42

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 July 30th, 2025 at 11:47pm MDT