

# \$739,900 - 89 Newbury Circle, Sherwood Park

MLS® #E4423846

**\$739,900**

3 Bedroom, 2.50 Bathroom, 2,177 sqft

Single Family on 0.00 Acres

Salisbury Village, Sherwood Park, AB

Welcome to this stunning 2,177 Sq Ft 2-storey home located in the desirable community of Salisbury Village! Offering 3 spacious bedrooms, 2.5 bathrooms, and separate side entrance, this home is designed for luxury living and modern convenience. Step into the open-concept main floor, where the stylish kitchen includes a walk-through pantry with double-sided shelving, providing ample storage and direct access from the garage. The large great room and dining area offer the perfect space for entertaining. Upstairs, the master suite is a true retreat, featuring a walk-in closet and a spa-like 5-piece ensuite with a water closet, double sinks, and a soaker tub. The 2nd floor also hosts a convenient laundry room with extra storage, making daily tasks a breeze. Also, don't forget to kick back and relax in your massive central bonus room. This home is a perfect blend of sophistication and functionality, offering the space and features your family needs to thrive! Immediate possession!

Built in 2024

## Essential Information

MLS® # E4423846

Price \$739,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,177                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 89 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  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Vinyl                                 |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Concrete, Vinyl                                 |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

Date Listed            March 4th, 2025  
Days on Market      66  
Zoning                Zone 25

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