

## \$735,000 - 6212 Sunbrook Lane, Sherwood Park

MLS® #E4462574

**\$735,000**

4 Bedroom, 3.50 Bathroom, 2,355 sqft

Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

The home you've been waiting for! Boasting over 3300 ft.² of living space this 4 bedroom 4 bath home is ideal for families. Have a big truck? Park it inside easily in the heated 24 x 24 attached garage! Step in & you are greeted by soaring 18 foot ceilings & an open concept. A convenient home office is located just off the front door & has a window to the front entry. Floor to ceiling windows, stream in light looking out onto the fully landscaped yard. The high-end kitchen features quartz & stainless appliances. The upper level, has three bedrooms, including a huge primary with 100 square-foot walk-in closet & six piece luxurious en suite. The laundry room is conveniently located on the second floor- two more bedrooms & a full four piece bath complete this level. The lower level is ideal for teens with another bedroom, full bathroom and huge family & games room. The backyard Oasis has a private tiered deck & huge stone aggregate patio with fire pit. A/C & High efficiency mechanicals complete the package!

Built in 2010

### Essential Information

MLS® # E4462574

Price \$735,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,355                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6212 Sunbrook Lane |
| Area        | Sherwood Park      |
| Subdivision | Summerwood         |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 0J8            |

### Amenities

|                |                                                                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, No Smoking Home, Television Connection, Vinyl Windows |
| Parking Spaces | 4                                                                                                                                                                                |
| Parking        | Double Garage Attached, Heated, Insulated                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Granite Surround                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

**Exterior**

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                            |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Davidson Creek/Holy Spirit |
| Middle     | Sherwood Hgts/St. Theresa  |
| High       | Salisbury/Archbp. Jordan   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 25            |

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Listing information last updated on October 24th, 2025 at 7:17pm MDT