



**Sherwood Park**  
14 SUMMERLAND WY

**Summerwood LP: \$475,000**  
T8H 2P3 SP: M

**Listing ID #** E4478985  
**Building Type** Detached Single Family  
**Style** 2 Storey  
**Year Built** 2004  
**Full Baths** 2  
**Half Baths** 1  
**Total Baths** 2.1  
**Tot Flr AG SqFt** 1,219.02

**Sold Date**  
**Bedrooms Above** 3  
**Bedrooms Total** 3  
**Basement** Full  
**Basement Dev** Fully Finished  
**Tot Flr AG SqM** 113.25

**ACTIVE**

[URL-Virtual Tour](#) [URL-Brochure](#)

Perfectly positioned just STEPS FROM TWO PARKS, this home blends comfort, convenience, and peace of mind thanks to a long list of upgrades: HWT and sump pump (2018), shingles (2023), kitchen appliances (2025), washer (2025), an updated main bath (2024), and a new deck (2024). The FULLY FINISHED basement adds flexible living space for movie nights, playtime, or hosting. A DOUBLE GARAGE means no more scraping windshields or searching for parking. Upstairs, the spacious primary bedroom features a generous walk-in closet, while two additional rooms offer space for bedrooms or a home office. The newly renovated main bath elevates your daily routine. On the main floor, enjoy bright, welcoming living spaces—perfect for quiet mornings or hosting unforgettable gatherings. You wont want to miss out on this one.

**Directions**

Living Room	4.22x3.96	M	Bedroom 3	3.16x3.07	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.49x2.08	M	Bedroom 4			1	3	U	No	Main	58.48	629.48
Kitchen	4.15x3.39	M	Storage Room	2.36x3.77	B	2	2	M	No	Upper	54.77	589.54
Family Room	3.92x3.77	B	Laundry Room	1.85x1.84	B	3	3	B	No	Above Grd	113.25	1,219.02
Den			Flex Space	2.50x3.9	B	4				Lower		
Bonus Room						5				Below Grd	52.63	566.51
Primary Bedrm	4.15x3.35	U				6				Tot Flr AG	113.25	1,219.02
Bedroom 2	3.08x3.05	U				7				# Finished	3	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Vinyl  
**Flooring** Carpet, Laminate Flooring  
**Features** Air Conditioner, Deck

**Construction** Wood Frame  
**Basement** Full / Fully Finished  
**Separate Ent** No  
**2nd Suite** No **Permit By Seller**  
**Garage Suite** **Permit**  
**Garden Suite** **Permit**  
**Lot Shape** Rectangular **Front Exposure** East  
**Lot Size SqM** 314.00 **F x D (m)** 9.13 x 34.51  
**Zoning**  
**Tax Amount** \$2,934.08 / 2025  
**Conform Type**  
**Conform Year**

**Goods Incl** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer

**Goods Excl** Bidet toilet seat in main bath

**Warranty**

**Site Features** Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby

**Fireplace**

**FP Fuel**

**FP Type**

**HOA Y/N** No

**HOA Fee/Schd** /

**HOA Fee Incls**

**Parking** Double Garage Detached

**Road Access** Paved

**Park Encl/Tot** 2 /

**Garage Dim** 5.88x6.43

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	