

# \$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      104  
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 June 16th, 2025 at 5:47pm MDT