

## \$592,498 - 103 Newbury Ci, Sherwood Park

MLS® #E4431096

**\$592,498**

3 Bedroom, 2.50 Bathroom, 1,610 sqft  
Single Family on 0.00 Acres

Salisbury Village, Sherwood Park, AB

Welcome to another quality build by Launch Homes! Discover the charm of Salisbury Village w/ our pre-selling opportunity featuring 2 exquisite modern farmhouse models. This 1,610sqft 3 bed 3 bathrm home greets you w/ soaring 9â€™™ ceilings & 8â€™™ doors. Luxury vinyl plank flooring adds both durability and elegance. The kitchen features custom cabinetry, quartz counters, SS appliances & a built-in pantry. Upstairs, 8â€™™ ceilings continue to enhance the sense of space. Bedrooms are carpeted w/ blackout blinds for privacy. Bathrms & the laundry area are finished w/ high-quality tile & the custom tiled ensuite shower adds luxury. Black plumbing fixtures, flush mount pot lights & designer light fixtures contribute to the contemporary design. The unfinished basement with 9â€™™ ceilings offers endless customization. Additional features include energy-efficient triple pane crank-out windows w/ black exterior & white interior & a double attached garage. These meticulously designed duplexes are perfect for modern living.

Built in 2025

### Essential Information

MLS® #	E4431096
Price	\$592,498



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,610
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	103 Newbury Ci
Area	Sherwood Park
Subdivision	Salisbury Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 0E8

### Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025  
Days on Market                3  
Zoning                              Zone 25



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