

## **\$489,900 - 188 Brighton Bay, Sherwood Park**

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MLS® #E4441268

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,576 sqft

Single Family on 0.00 Acres

Strathcona Village, Sherwood Park, AB

With almost 900 sq/m of private pie shaped lot, it's like having your own private playground, and outdoor entertainment park!! Very quiet and private location, with a walking path to the rear. The perfect home for young and growing families! Primary bedroom with renovated 3 piece bath (wheelchair accessible shower). 2 additional bedrooms upstairs as well as a full 4 piece bath. An open design main floor with ample living space w/ gas f/p. An island enhanced kitchen makes it a genuine family and friends gathering space. All newer S/S appliances. Direct access to the raised deck and hot tub in the remarkably spacious, fully fenced backyard. An enticing traditional front porch/entryway leads you to an ample foyer. Excellent curb appeal. Convenient office space/den is situated at the front of the house offering a quiet well lit area for work or relaxation. Main floor laundry adjacent to the mud room and garage access. Partly finished basement/rec room with roughed in plumbing. Double attached garage.



Built in 1999

### **Essential Information**

MLS® #	E4441268
Price	\$489,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	188 Brighton Bay
Area	Sherwood Park
Subdivision	Strathcona Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2C2

### Amenities

Amenities	Deck, Hot Tub, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Mills Haven
Middle	Clover Bar
High	Salisbury

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	8
Zoning	Zone 25

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