

Courtesy Of Caitlin Kanizaj and Stephen P Kanizaj Of MaxWell Progressive

# \$874,900 - 13 Newbury Circle, Sherwood Park

MLS® #E4418209

**\$874,900**

3 Bedroom, 2.50 Bathroom, 1,339 sqft  
Single Family on 0.00 Acres

Salisbury Village, Sherwood Park, AB

Welcome to the Salisbury Villas, the second Kimberley Homes bungalow duplex project in the boutique community of Salisbury Village. These will be the only homes in the final phase of the community that back onto greenspace & wetlands & offer all the amenities expected in Kimberley Homes projects. This project is already 50% sold! When complete, this home will offer 2348sqft of total finished living area w landscaping, deck, appliances, & fencing included. Offering an entertainers kitchen w central island over 8' long & cabinets to the ceiling. 10' great room ceilings maximize the views from your amenity lot. The primary includes hardwood floors, an ensuite w dbl vanities & spacious tiled walk-in shower. The basement will be finished with a spacious rec room w built-in wet bar, 2 additional bdrms & a full bath. Construction start up Spring 2025. Photos are renderings and subject to change.

Built in 2025

## Essential Information

MLS® #	E4418209
Price	\$874,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,339
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	13 Newbury Circle
Area	Sherwood Park
Subdivision	Salisbury Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 0G1

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Washer, Dishwasher-Two, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 16th, 2025

Days on Market 57

Zoning Zone 25

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Listing information last updated on March 14th, 2025 at 1:17am MDT