

## \$525,000 - 31 95 Salisbury Way, Sherwood Park

MLS® #E4457199

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,649 sqft

Condo / Townhouse on 0.00 Acres

Salisbury Village, Sherwood Park, AB

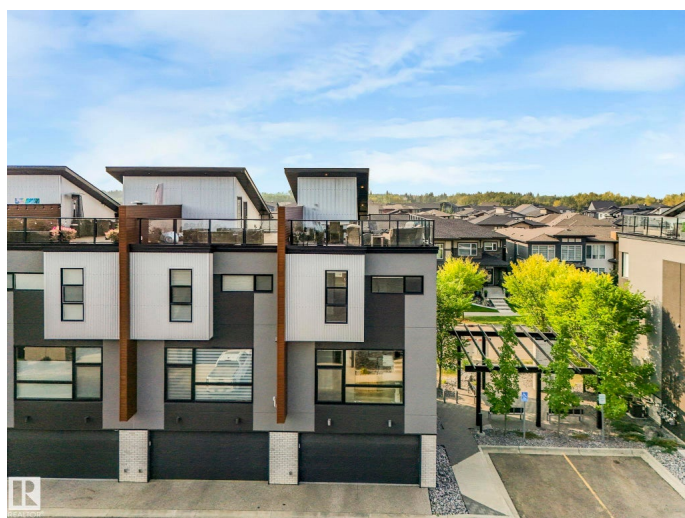
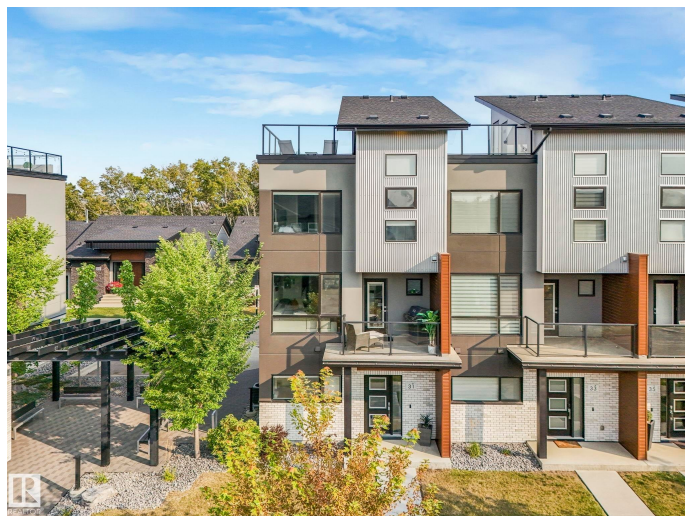
Stunning executive end unit townhome in Salisbury Village. This high-end Sedgewood community features SMART HOME high tech to control a number of features with phone app â€” Nest thermostat, Ring Doorbell, door lock, garage door, some interior lights & a â€œSuperior Silence Party Wall Systemâ€• each unit has no shared studs. Front entrance provides access to the double garage with epoxy coated flooring and office with California Closets. 2nd floor offers open concept kitchen/living/dining area with massive triple pane windows, powder room and balcony. Kitchen has upgraded cabinets, lovely quartz counters, large island and stainless-steel appliances. 3rd level has the primary bedroom with walk-in closet, 4pc ensuite, 2 additional bedrooms, laundry room and main 4pc bath. Head out to the fabulous large ROOF TOP PATIO to enjoy great weather and Downtown Edmonton views. Private and perfect for entertaining. Ideally located near parks, trails, shopping, restaurants, minutes from Downtown Edmonton and Anthony Henday

Built in 2017

### Essential Information

MLS® # E4457199

Price \$525,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,649             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 31 95 Salisbury Way |
| Area        | Sherwood Park       |
| Subdivision | Salisbury Village   |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8B 0C1             |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Deck, Patio, Vinyl Windows |
| Parking Spaces | 2                          |
| Parking        | Double Garage Attached     |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                                                                         |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                               |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Landscaped, Playground Nearby, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Metal, Stucco                             |
| Foundation   | Concrete Perimeter                              |

### **School Information**

|            |                             |
|------------|-----------------------------|
| Elementary | St Theresa, Pine Street     |
| Middle     | St Theresa, Sherwood Height |
| High       | Arch. Jordon, Salisbury     |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 25              |
| Condo Fee      | \$256                |

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Listing information last updated on September 17th, 2025 at 12:03am MDT