

## \$870,000 - 122 Village Downs, Sherwood Park

MLS® #E4448548

**\$870,000**

4 Bedroom, 4.00 Bathroom, 3,628 sqft

Single Family on 0.00 Acres

Village on the Lake, Sherwood Park, AB

Imagine being that home on the street where all the kids come to hang out on the weekend with your new 3,628 sq ft sanctuary in the peaceful community of Village on the lake. 4+ spacious bedrooms give every family member their own retreat. homework, hobbies, and sleep all thrive here. The chef's dream kitchen, with its oversized island and stainless-steel appliances, flows into a family room where laughter and game nights come alive. Upstairs, you will first find a bonus room to watch the Oilers win the cup and escape to a spa-like primary suite with dual vanities and a freestanding tub...your private haven. The fully finished lower level becomes the ultimate play zone, home office, or guest suite. Outside, a double-car garage and manicured yard set the scene for summer barbecues and curb appeal that speaks to success. Nestled in a prestigious neighbourhood of tree-lined streets and top schools, this home solves your space needs and elevates your family's lifestyle. Need a main floor bedroom? See den!

Built in 1980

### Essential Information

MLS® # E4448548

Price \$870,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,628                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 122 Village Downs   |
| Area        | Sherwood Park       |
| Subdivision | Village on the Lake |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 4L6             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Brick Facing, Mantel                                             |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood, Brick                       |
| Exterior Features | Fenced, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                  |
| Construction      | Wood, Brick                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 18th, 2025

Days on Market                45

Zoning                            Zone 25

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