



18 SEDUM Way Sherwood Park AB

\$714,900

This beautiful and luxurious 2,000 plus sq ft home is move-in ready with fully finished walkout basement! The backyard overlooks Syd Ottewell Park and centers on the pond and walking trails showcasing incredible views and privacy. The gourmet kitchen is a chef's dream, featuring a gas stove in a large island open to dining space and living room. The upper floor of this family home has 4 bedrooms, 2 full baths, laundry, and loft space. There is a spacious den/flex room as well as a full bath on the main floor. The basement has another bedroom and 3 piece bathroom. The rec room is an entertainer's paradise with a fully appointed bar area with wine fridge and microwave. There's a fireplace in the lower level as well! Landscaping can be finished to your taste (with \$2,500.00 refund when complete from County of Strathcona). Under Warranty until April 11th 2024 with Pacesetter Homes. Note: All lighting and plumbing fixtures upgraded to luxury finishes.

Listing Presented By:



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