

Courtesy Of Erica Ammar Of Royal LePage Arteam Realty

## \$439,998 - 196 Savoy Crescent, Sherwood Park

MLS® #E4421874

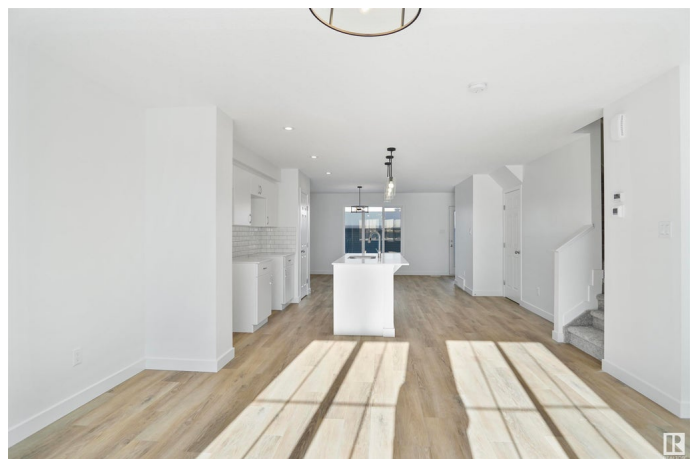
**\$439,998**

3 Bedroom, 2.50 Bathroom, 1,386 sqft  
Single Family on 0.00 Acres

Summerwood, Sherwood Park, AB

**NO CONDO FEES and AMAZING VALUE!**

You read that right welcome to this brand new townhouse unit the "Santa Anita" Built by the award winning builder Pacesetter homes and is located in one of Sherwood Parks premier communities of Summerwood. The Santa Anita is a fresh, modern design in townhomes. Its 1,300+ square feet includes three bedrooms, two-and-a-half bathrooms, an open concept design, and upper floor laundry. The kitchen in this model is centrally located between the spacious great room and bright nook, and includes two walls of cabinets and a large central island. The spacious laundry room on the upper floor offers extra storage space and a linen closet. The owner's suite is large enough to fit a queen- or king-sized bed, and has full ensuite bathroom and large walk-in closet. When you buy a Santa Anita, it comes included with a double car garage and full front and back landscaping. \*\*\* Photos are from the show home and finishing's and colors will vary home is under construction TBC September \*\*\*



Built in 2025

### Essential Information

MLS® #	E4421874
Price	\$439,998

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	196 Savoy Crescent
Area	Sherwood Park
Subdivision	Summerwood
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Y3

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 16th, 2025

Days on Market 47

Zoning Zone 25

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Listing information last updated on April 4th, 2025 at 8:17pm MDT