

# \$459,900 - 40 Brighton Bay, Sherwood Park

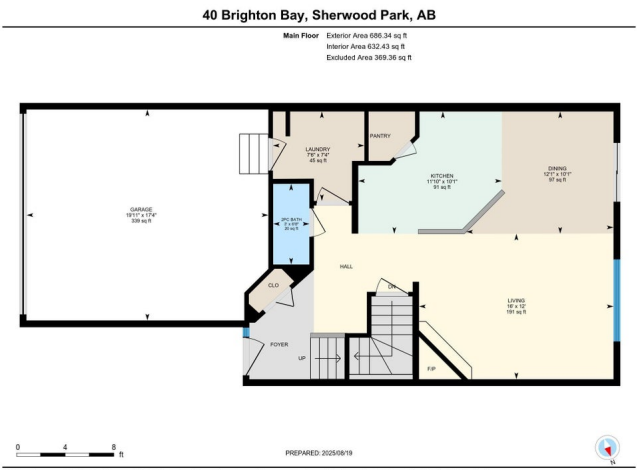
MLS® #E4453719

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,331 sqft  
Single Family on 0.00 Acres

Strathcona Village, Sherwood Park, AB

Welcome home to 40 Brighton Bay in Strathcona Village! This 1330 square foot two-storey home offers a functional layout with many expensive updates already taken care of, including the roof in 2021, high efficiency furnace 23', hot water tank 23' & garage door 25'. The main floor features an open concept design filled with natural light, a kitchen with a raised eat-at island, ample cabinets, a corner pantry & subway tile backsplash, plus a dining area with sliding doors leading to the west-facing deck & back yard. A cozy living room with corner gas fireplace, 2pc powder room & laundry mud room complete the main level. Upstairs, you will find a spacious primary suite with a walk-in closet & a 4pc ensuite, along with two additional bedrooms & a full 4pc bathroom. The fully finished basement provides a large family room & storage space. This home is complete with a double attached garage. Prior to possession, the seller will have the furnace, ducts & carpets professionally cleaned (booked for Sept 30th).



Built in 2000

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4453719  |
| Price    | \$459,900 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,331                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 40 Brighton Bay    |
| Area        | Sherwood Park      |
| Subdivision | Strathcona Village |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 2C3            |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Deck, No Smoking Home, Secured Parking |
| Parking Spaces | 4                                                                           |
| Parking        | Double Garage Attached                                                      |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                      |
| Fireplaces        | Mantel                                                                                                                                                   |
| Stories           | 3                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                           |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                          |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 25           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 22nd, 2025 at 12:03pm MDT