

\$879,900 - 13 Newbury Circle, Sherwood Park

MLS® #E4458305

\$879,900

3 Bedroom, 2.50 Bathroom, 1,339 sqft
Single Family on 0.00 Acres

Salisbury Village, Sherwood Park, AB

Welcome to the Salisbury Villas, the second Kimberley Homes bungalow duplex project in the boutique community of Salisbury Village. These will be the only homes in the final phase of the community that back onto greenspace & wetlands & offer all the amenities expected in Kimberley Homes projects. This project is already 80% sold! When complete, this home will offer 2348sqft of total finished living area w landscaping, deck, appliances, & fencing included. Offering an entertainers kitchen w central island over 8â€™™ long & cabinets to the ceiling. 10' great room ceilings maximize the views from your amenity lot. The primary includes hardwood floors, an ensuite w dbl vanities & spacious tiled walk-in shower. The basement will be finished with a spacious rec room w built-in wet bar, 2 additional bdrms & a full bath. Possession Spring 2026. Photos are renderings and subject to change.

Built in 2025

Essential Information

MLS® #	E4458305
Price	\$879,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,339
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	13 Newbury Circle
Area	Sherwood Park
Subdivision	Salisbury Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 0G1

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Washer, Dishwasher-Two, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 18th, 2025
Days on Market	40
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 October 28th, 2025 at 12:32pm MDT