

# \$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 | 30                   |
| Zoning         | Zone 25              |

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Listing information last updated on October 18th, 2025 at 9:17am MDT