

\$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

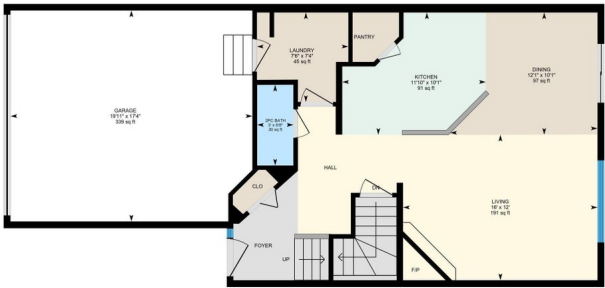
Strathcona Village, Sherwood Park, AB

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).



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Main Floor Exterior Area 686.34 sq ft
Interior Area 632.43 sq ft
Excluded Area 365.36 sq ft



0 4 8 ft

PREPARED: 2025/06/19

*This diagram is excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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

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Listing information last updated on August 22nd, 2025 at 6:02pm MDT