

## \$449,900 - 2 Abbey Road, Sherwood Park

MLS® #E4455903

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,423 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

MASSIVE LOT! MODERN LAYOUT! NO CONDO FEES! Come see this perfect half duplex home in popular, Aspen Trails in Sherwood Park! Offering 1423 square feet plus an almost fully finished basement. Immaculately maintained, featuring a gorgeous kitchen, huge island, Quartz countertops, stainless steel appliances and a large dining area. Engineered hardwood floors, spacious living room and a powder room. Upstairs are 3 bedrooms and a 4 piece bathroom. The Primary Bedroom features a beautiful 3 piece ensuite and a walk-in closet. The basement has a family room, laundry room with deep sink, and storage space. CENTRAL AIR-CONDITIONING too! DOUBLE DETACHED DRYWALLED AND INSULATED GARAGE plus unpaved driveway and a shed. Fully fenced and landscaped BIG BACKYARD with a gate and a huge deck to enjoy! Prime location close to parks, walking trails and awesome amenities! Amazing value. See it today! Visit REALTOR® website for more information.

Built in 2015

### Essential Information

MLS® # E4455903

Price \$449,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,423         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 2 Abbey Road  |
| Area        | Sherwood Park |
| Subdivision | Aspen Trails  |
| City        | Sherwood Park |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8H 0V6       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                                                                                                  |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Corner Lot, Fenced, Landscaped, Public Transportation, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 25             |

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Listing information last updated on September 16th, 2025 at 4:47am MDT