

## \$449,700 - 6 Abbey Road, Sherwood Park

MLS® #E4447269

**\$449,700**

4 Bedroom, 3.50 Bathroom, 1,384 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

For more information, please click on "View Listing on Realtor Website". Welcome to this conveniently located 2015 half duplex nestled nicely in Sherwood Parks, family-friendly community of Aspen Trails! The spacious entryway leads to an open-concept floor plan with a dining area, powder room and a generous living room. The kitchen boasts stainless steel appliances, a large island with granite countertops, pantry cabinet and ample storage. Convenient coat closets are located at both entrances. Upstairs, the primary suite features a walk-in closet and a 3-piece bathroom. Two additional bedrooms with closets and a 4-piece bathroom complete the upper level. The 90% COMPLETED BASEMENT offers a large rec room, a fourth bedroom, a 3-piece bathroom, and a laundry room. Step outside to the landscaped backyard, and access the oversized double garage—perfect for two cars and additional storage. NO CONDO FEE. Window blinds and all appliances included. All new lights on main floor and new carpet. Make this your home

Built in 2015

### Essential Information

MLS® # E4447269

Price \$449,700



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,384
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6 Abbey Road
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0V6

### Amenities

Amenities	Deck, Front Porch
Parking Spaces	3
Parking	Double Garage Detached, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	60
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 September 9th, 2025 at 5:32pm MDT