

## \$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 | 96              |
| Zoning         | Zone 25         |

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Listing information last updated on October 15th, 2025 at 1:02pm MDT