

## \$472,707 - 101 Abbey Road, Sherwood Park

MLS® #E4430494

**\$472,707**

3 Bedroom, 2.50 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

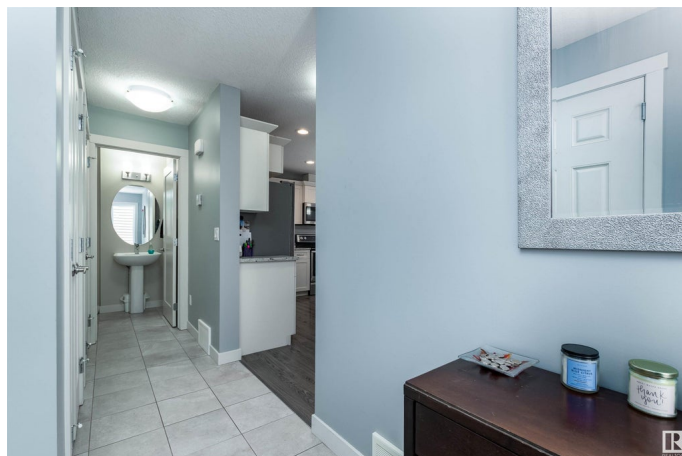
Aspen Trails, Sherwood Park, AB

Welcome to 101 Abbey Road! This fabulous 2 storey half duplex in Aspen Trails offers a great floor plan and many attractive features throughout. Spacious and bright living room with gas fireplace and laminate flooring. Beautiful kitchen with Quartz counter tops, stainless steel appliances, pantry and an open dining area. Main floor powder room. Upstairs are 3 bedrooms, a 4 piece bathroom and laundry area for added convenience. The Primary Bedroom features a gorgeous 4 piece ensuite and walk-in closet. **CENTRAL AIR-CONDITIONING! DOUBLE ATTACHED GARAGE!** Lovely **SOUTH FACING** backyard with deck and gazebo. There are perennials waiting to burst into bloom and a small garden area for you to plant. Cherry, apple trees and a haskap bush for pies and jams! **NO CONDO FEES!** Amazing location close to great amenities, public transit, shopping and more! Visit **REALTOR®** website for more information.

Built in 2017

### Essential Information

MLS® #	E4430494
Price	\$472,707
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,493
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	101 Abbey Road
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0Z1

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	11
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 April 22nd, 2025 at 3:47am MDT