

# \$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

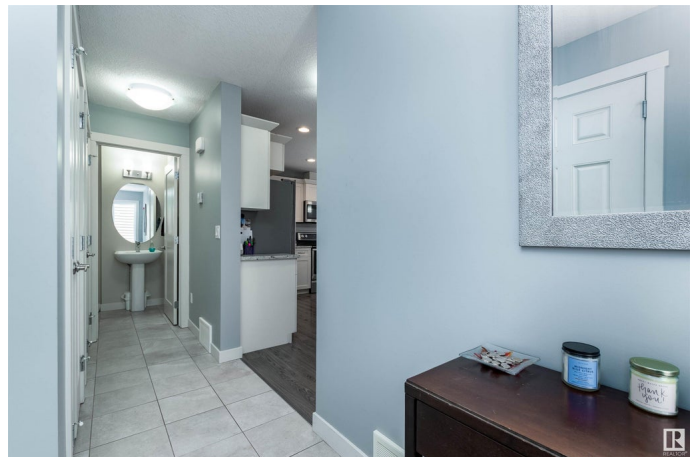
Aspen Trails, Sherwood Park, AB

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 | 8                |
| Zoning         | Zone 25          |

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Listing information last updated on April 19th, 2025 at 8:02pm MDT