

\$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	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 September 14th, 2025 at 9:02pm MDT