

## \$499,000 - 92 Abbey Road, Sherwood Park

MLS® #E4444002

**\$499,000**

4 Bedroom, 3.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to this beautifully upgraded half duplex offering over 2000 sq.ft. of TOTAL LIVING SPACE in the sought-after Aspen Trails community of Sherwood Park! This 4 BEDROOM, 3.5 BATHROOM home is perfect for families and professionals alike. The main floor features a modern open-concept layout, with a stylish kitchen equipped with stainless steel appliances, a large island, and ample cabinetry. The living and dining areas are filled with natural light and open to a private backyardâ€”perfect for entertaining or relaxing. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with a walk-in closet and full ensuite. The FULLY FINISHED BASEMENT adds a fourth bedroom, a full bath, and a versatile rec roomâ€”ideal for a home office, gym, or guest space. Located just steps from schools, parks, trails, and minutes from shopping and major highways, this home blends comfort, convenience, and quality in one of Sherwood Parkâ€™s most family-friendly neighborhoods.

Built in 2016

### Essential Information

MLS® # E4444002

Price \$499,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,550
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	92 Abbey Road
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0Z1

### Amenities

Amenities	Carbon Monoxide Detectors, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Low Maintenance Landscape, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 24th, 2025

Days on Market                23

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 July 17th, 2025 at 5:32pm MDT