

## \$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                22  
Zoning                              Zone 25

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