

## \$469,900 - 130 Abbey Road, Sherwood Park

MLS® #E4457562

**\$469,900**

4 Bedroom, 2.50 Bathroom, 1,437 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to 130 Abbey Road, nestled in the sought-after community of Aspen Trails. This bright and spacious half duplex offers 4 bedrooms, 2.5 bathrooms, and a single attached garage, making it the perfect blend of comfort and convenience. The open-concept main floor features a welcoming living room, dining area, and a modern kitchen with stainless steel appliances, granite counters, and a large pantry. Upstairs, you'll find a versatile bonus room, a primary suite with walk-in closet and ensuite, plus additional bedrooms for family or guests. The partially finished basement provides extra space to grow, while the backyard boasts a private deck and room to enjoy. Say goodbye to lawn maintenance with newly installed turf in the front & back yards! Ideally located close to walking trails, ponds, parks, schools, transit, and amenities, this home is move-in ready and designed for today's lifestyle. Don't miss the chance to call this Aspen Trails gem your own!

Built in 2017

### Essential Information

MLS® # E4457562

Price \$469,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,437         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 130 Abbey Road |
| Area        | Sherwood Park  |
| Subdivision | Aspen Trails   |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8H 0Z2        |

### Amenities

|           |                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, HRV System, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached                                                                                                           |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Stories           | 2                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Partially Finished                                                                                                                                               |

### Exterior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                                    |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 56                   |
| Zoning         | Zone 25              |

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Listing information last updated on November 7th, 2025 at 4:17pm MST