

\$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	70
Zoning	Zone 25

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