

## \$499,000 - 206 Aberdeen Crescent, Sherwood Park

MLS® #E4448517

**\$499,000**

4 Bedroom, 3.50 Bathroom, 1,517 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Beautifully maintained home on a sunny corner lot in vibrant Sherwood Park. With trails, parks & ponds just steps away, this home offers the perfect blend of comfort, charm & everyday function. The main floor is warm & welcoming with 9â€™™ ceilings, stylish finishes & a kitchen that features rich cabinetry, stainless appliances, island seating & generous prep space. A bright dining area sits beside a large window, while the living room invites you to relax or entertain in comfort. Upstairs offers a spacious primary retreat with a walk-in closet & private 3-piece ensuite, plus 2 more bedrooms, a full bath & convenient laundry. The finished basement expands your living space with a cozy family room, 4th bedroom & full bath. Outside, enjoy a large yard with lush landscaping, fenced lawn & raised deckâ€”ideal for sunny mornings or laid-back evenings. A double attached garage & mature front yard complete the package in a welcoming community close to schools, shopping, transit & nature.

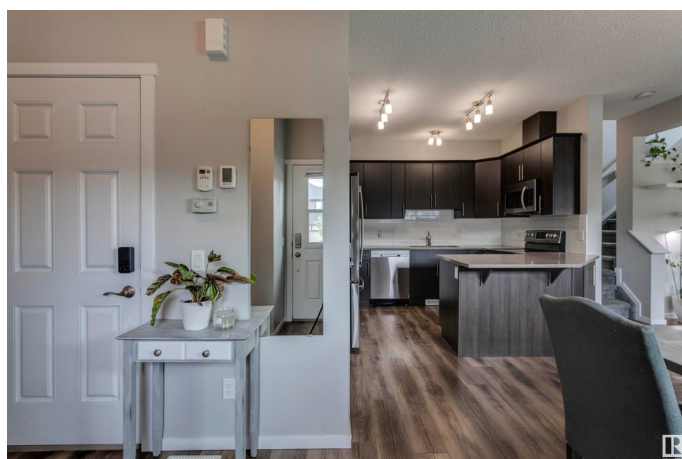
Built in 2017

### Essential Information

MLS® # E4448517

Price \$499,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,517
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	206 Aberdeen Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0Z1

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Flat Site, Landscaped, Level Land, No Back Lane, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	10
Zoning	Zone 25

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Listing information last updated on July 28th, 2025 at 12:17am MDT