

# \$485,000 - 126 Abbey Road, Sherwood Park

MLS® #E4457844

## \$485,000

3 Bedroom, 3.50 Bathroom, 1,544 sqft  
Single Family on 0.00 Acres

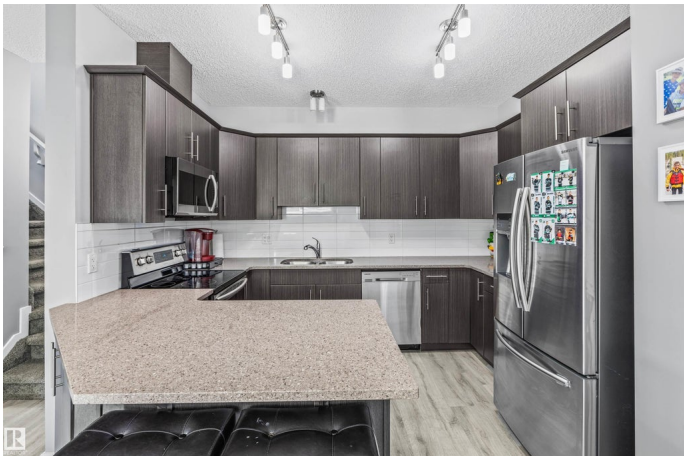
Aspen Trails, Sherwood Park, AB

Beautifully updated and move-in ready, this 3-bedroom, 4-bathroom half duplex offers style, space, and functionality, with no condo fees! The open-concept main floor features luxury vinyl plank flooring, fresh paint, quartz countertops, and stainless steel appliances. Upstairs, the spacious primary bedroom includes a walk-in closet and full 3 piece ensuite. Two additional bedrooms, laundry and a 4-piece bath complete the upper level. The fully finished basement includes a large rec room, full bathroom, and extra storage, ideal for movie nights, guests, or a home gym. Enjoy the convenience of a double attached garage, high ceilings, and a fully landscaped yard with deck, perfect for summer entertaining. Whether you’re a first-time buyer or looking for low-maintenance living without sacrificing space, this home checks all the boxes. Located in a quiet, family-friendly neighborhood close to parks, schools, and shopping.

Built in 2017

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457844  |
| Price     | \$485,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,544         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 126 Abbey Road |
| Area        | Sherwood Park  |
| Subdivision | Aspen Trails   |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8A 1A5        |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached                                                                                |

### Interior

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

### Exterior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                         |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 3                    |
| 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 September 18th, 2025 at 7:47am MDT