

\$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.

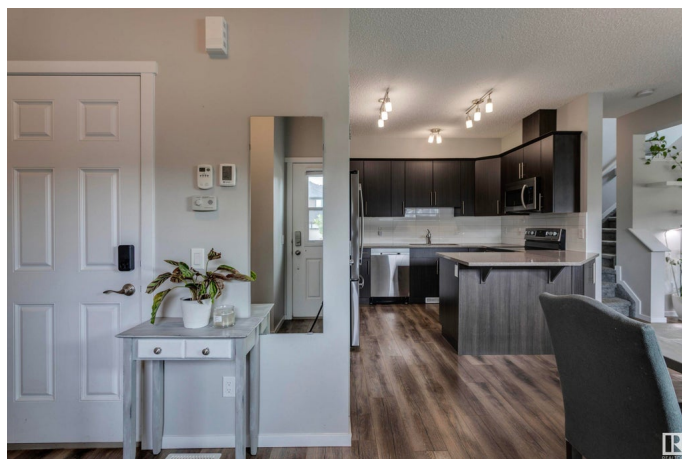
Built in 2017

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 | 8 |
| Zoning | Zone 25 |

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Listing information last updated on July 26th, 2025 at 2:32pm MDT