

# \$529,707 - 949 Appleton Road, Sherwood Park

MLS® #E4428907

**\$529,707**

3 Bedroom, 2.50 Bathroom, 1,986 sqft  
Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

MASSIVE BACKYARD!! This family home is located in desirable Aspen Trails close to parks, trails and shopping! Excellent floor plan offering 1985 square feet. Tiled entry way, flex room with hardwood flooring and a main floor powder room. Eat-in kitchen with rich tones, lots of cabinetry and counter space, plus a pantry and all appliances. Generous dining area as well and direct access to the massive backyard! Large living room with attractive gas fireplace. Upstairs is a big and bright Bonus Room with vaulted ceilings, 3 bedrooms and a 4 piece bathroom. The Primary Bedroom has a walk-in closet and a lovely 4 piece ensuite. Double attached garage and great curb appeal! BRAND NEW HWT will be installed soon. IMMEDIATE POSSESSION is available! Visit REALTOR® website for additional information.

Built in 2006

## Essential Information

MLS® #	E4428907
Price	\$529,707
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,986



Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	949 Appleton Road
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0G5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 2

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 April 5th, 2025 at 6:02pm MDT