



## Sherwood Park Alberta

\$419,900

Perfectly positioned in the sought-after community of Aspen Trails, this beautifully maintained half duplex offers an exceptional blend of comfort, style, and functionality. This thoughtfully designed home features two spacious primary bedrooms upstairs, each complete with its own private ensuite and walk-in closet, along with a versatile bonus room ideal for a home office or lounge space. The main floor showcases a bright and inviting living room with a cozy gas fireplace, flowing seamlessly into a modern kitchen with quartz countertops and stainless steel appliances. Upstairs laundry adds everyday convenience, while central A/C keeps the home comfortable year-round. The partly finished basement includes an additional bedroom, full bathroom, and a recreation space perfect for relaxing or entertaining. Outside, enjoy a fully fenced yard and double attached garage. Walking distance to Emerald Hills, parks, schools, and amenities. (id:6769)

Bedroom 3 2.1 m X 1.81 m

Recreation room 4.78 m X 7.6 m

Living room 4.38 m X 3.72 m

Dining room 2.68 m X 2.76 m

Kitchen 3.48 m X 3.72 m

Den 3.2 m X 3.23 m

Primary Bedroom 3.76 m X 5.53 m

Bedroom 2 4.31 m X 3.76 m

Laundry room 1.66 m X 2.65 m

Listing Presented By:



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