



## Sherwood Park Alberta

\$394,800

Young Professionals & Couples, this beautiful 3 Bedroom townhome with double attached garage in the highly desirable community of Aspen Trails offers stylish, low-maintenance living with all usable space above grade. Ideal main level flex room for home office, gym or additional living space, along with dedicated laundry space. The upper level showcases functional/social hub with kitchen centered around a functional quartz island with overhang, flowing seamlessly into the dining and living areas. Convenient 2 piece powder room located just off the kitchen. Step outside to the west facing balcony for evening BBQs & enjoying sunsets. Upper level is private zone with 3 spacious bedrooms & 4pc bath for family/guests. The primary suite features a private 4pc ensuite with walk in closet. Both baths with quartz counters. Complete with all appliances, AC & heat recovery ventilator. Located close to parks, scenic trails, shopping & everyday amenities with easy access to Highway 16 & Anthony Henday Drive. (id:6769)

Utility room 2.03 m X 1.77 m

Living room 3.12 m X 2.8 m

Dining room 4.21 m X 2.63 m

Kitchen 4.31 m X 3.34 m

Primary Bedroom 3.63 m X 4.94 m

Bedroom 2 2.6 m X 3.77 m

Bedroom 3 2.54 m X 3.77 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<http://www.shamalan.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.