

Courtesy Of Shane Gwilliam Of Sable Realty

## \$499,900 - 83 Avebury Court, Sherwood Park

MLS® #E4427717

**\$499,900**

2 Bedroom, 3.50 Bathroom, 1,493 sqft  
Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome home to this ABSOLUTELY STUNNING half duplex located in Aspen Trails. This home features a very rare WALK-OUT BASEMENT and offers HARDWOOD FLOORING, CENTRAL AIR CONDITIONING, OPEN LAYOUT, and CHARMING SHIPLAP WALL FEATURES throughout. Furnace freshly cleaned/fresh paint on main floor/dimmer switches added/deck in 2020/garage electrical/new shed. Kitchen offers WHITE SHAKER CABINETS w black hardware, NEW GRANITE COUNTERS, SS APPLIANCES, and large island perfect for entertaining. LR has dark feature wall and GAS FIREPLACE with warm stone surround. Upstairs you will find the laundry room & dual primary suites both with their own respective walk-in closets & ensuites. Basement is FULLY DEVELOPED and left wide open soaking in all the natural light. Backyard is quite spacious and offers deck off the dining room as well as partially covered patio leading from the basement. DOUBLE ATTACHED GARAGE perfect for our long and cold Alberta winter's. Close to all amenities and schools.



Built in 2016

### Essential Information

MLS® #

E4427717

Price	\$499,900
Bedrooms	2
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,493
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	83 Avebury Court
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0Z3

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, No Smoking Home, Patio
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	9
Zoning	Zone 25

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Listing information last updated on April 5th, 2025 at 4:17pm MDT