

## \$499,900 - 87 Avebury Court, Sherwood Park

MLS® #E4440922

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,501 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to 87 Avebury Court in the vibrant community of Aspen Trails in Sherwood Park. This 3 bedroom , 2.5 bathroom home has a rare WALK-OUT basement & double attached garage & Air Conditioning. Open concept Kitchen with lots of storage as it has a good size pantry, Living room that is complete with a gas fireplace, dining room with patio doors that lead to a deck. All of the closets in the home including laundry, front entry closets have been done by California Closets (approx\$5000 Value). Upstairs you have a flex/bonus space that is good for an office or reading nook, Laundry space, a king size Primary bedroom that includes a walk-in closet & a 4 piece bathroom. Two additional bedrooms and a 4 piece bathroom complete the upper level. The basement has been developed to include a wet bar & is perfect for entertaining. There is rough in plumbing should you wish to add an additional washroom or you can use the space as office/flex space. Close to all amenities, schools & walking paths.

Built in 2016

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4440922  |
| Price    | \$499,900 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,501         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 87 Avebury Court |
| Area        | Sherwood Park    |
| Subdivision | Aspen Trails     |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 0Z3          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Walkout Basement       |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025

Days on Market                9

Zoning                            Zone 25

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Listing information last updated on June 15th, 2025 at 8:47pm MDT