

## \$759,500 - 104 Aldridge Crescent, Sherwood Park

MLS® #E4447296

**\$759,500**

3 Bedroom, 2.50 Bathroom, 2,100 sqft

Single Family on 0.00 Acres

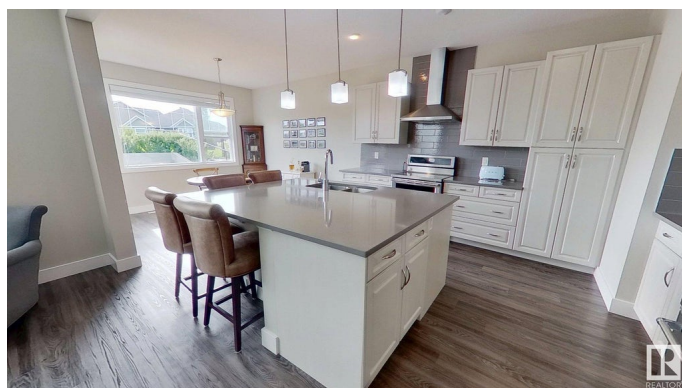
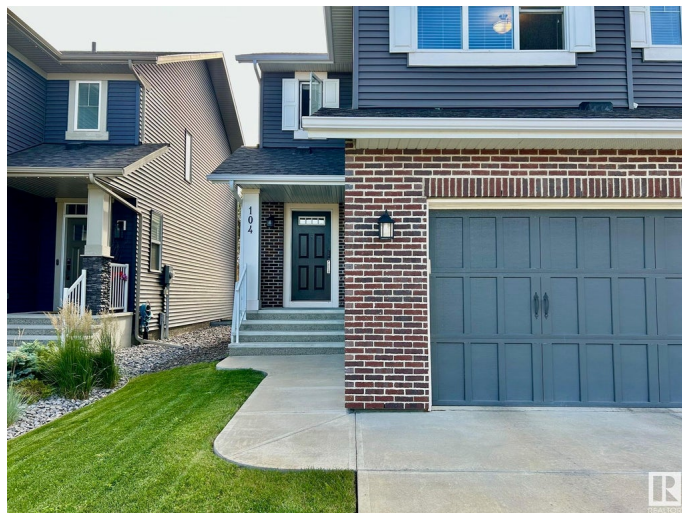
Aspen Trails, Sherwood Park, AB

Nestled in a quiet, meticulously maintained neighborhood, this 3-bedroom home with 2.5 bathrooms offers the perfect blend of style, privacy, and convenience. Situated on a scenic walking path. Just minutes from schools, a hospital, shopping, and restaurants, every amenity is close at hand. Inside you'll find a thoughtful layout featuring a main-floor office and durable vinyl plank flooring. The kitchen and living spaces flow effortlessly into the extra-large deck, with built-in natural gas hookup—perfect for entertaining. The fully landscaped and fenced yard is enhanced by a concrete retaining wall and lush privacy hedges, providing a serene outdoor retreat. Highlights:- Kinetico water softener installed at build - Direct access to walking paths for peaceful strolls or morning jogs. Great opportunity to live in a home that combines comfort, convenience, and charm in one perfect package.

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447296  |
| Price      | \$759,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,100                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 104 Aldridge Crescent |
| Area        | Sherwood Park         |
| Subdivision | Aspen Trails          |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0Y2               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Electric, Low Flw/Dual Flush Toilet, No Smoking Home, Smart/Program. Thermostat |
| Parking   | 220 Volt Wiring, Front Drive Access, Insulated   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Heatilator/Fan, Wall Mount   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Level Land, Playground Nearby, Private Setting, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 25         |

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Listing information last updated on July 13th, 2025 at 4:47am MDT