

## \$949,998 - 221 Annandale Crescent, Sherwood Park

MLS® #E4432740

### \$949,998

5 Bedroom, 3.50 Bathroom, 2,513 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

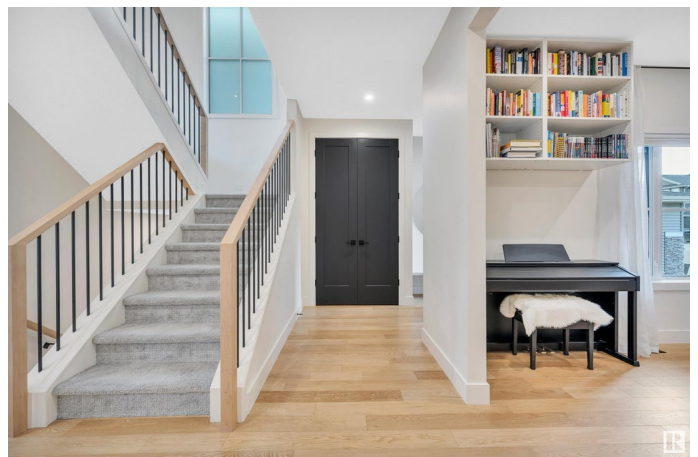
Beautiful and well maintained, this charming 2-storey home by Launch Homes is tucked away on one of the best lots in Aspen Trails, backing onto trees and green space. The oversized finished garage includes an 18x8 door and two floor drains. Inside, the open-concept main floor feels airy and bright, centered around a gorgeous kitchen with stainless steel appliances, a built-in bar fridge, a butler's pantry, and a spacious island. Cozy up in the family room by the gas fireplace under soaring ceilings. Upstairs, you'll find three bedrooms, including the dreamy primary suite complete with a spa-inspired ensuite and heated flooring. The fully finished lower level adds two more bedrooms and a lovely rec room with a warm pine feature wall and another gas fireplace. Premium upgrades are found throughout: 8-foot doors, wire-brushed engineered hardwood, triple-pane windows, a well-equipped laundry room with a sink, custom closets, irrigation, outdoor speakers, composite decking, and a picturesque backyard.

Built in 2020

### Essential Information

MLS® # E4432740

Price \$949,998



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,513
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	221 Annandale Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1B3

### Amenities

Amenities	Ceiling 9 ft., Deck, See Remarks
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Hardie Board Siding
----------	---------------------------

Exterior Features	Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	6
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 6:32pm MDT