

## **\$829,900 - 269 Annandale Cres, Sherwood Park**

MLS® #E4432891

**\$829,900**

5 Bedroom, 3.50 Bathroom, 2,409 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome home! This sunny and bright showhome-condition beauty features premium upgrades. The open-concept layout includes a dedicated home office, ideal for modern living. The stunning kitchen offers designer cabinets, a butler pantry, and designer lighting to set the perfect ambiance. Upstairs, you can find three spacious bedrooms and a convenient upper-floor laundry. The king-sized primary suite boasts a luxurious 5-piece spa bath with glass shower, double sinks, freestanding tub, and walk-in closet. The front bedroom is quite large and was professionally converted to add den space for extra flexibility. The basement has a separate entrance, 2 beds, kitchen & living room & a bath. Enjoy a huge backyard with a fire pit, poured concrete patio, sidewalks, and driveway—plus the back patio is wired for a hot tub. The oversized heated garage is perfect for vehicles and projects. Additional upgrades include a Navien On Demand Hot Water System, HRV system, and beautiful finishes. Close to shopping and schools!

Built in 2018

### **Essential Information**

MLS® # E4432891

Price \$829,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,409                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 269 Annandale Cres |
| Area        | Sherwood Park      |
| Subdivision | Aspen Trails       |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 1B3            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Closet Organizers, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, No Smoking Home, Patio, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 5   |
| Parking        | Double Garage Attached, Heated, Over Sized  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| Stories           | 3   |
| Has Suite         | Yes   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Davidson Creek   |
| Middle     | Sherwood Heights |
| High       | Salisbury        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 7                |
| 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 2nd, 2025 at 9:32am MDT