

## \$599,000 - 35 Appleton Crescent, Sherwood Park

MLS® #E4448217

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,539 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Spacious and stylish, this beautifully designed bungalow offers 4 bedrooms—2 up and 2 down—and 3 full bathrooms, perfect for growing families or multi-generational living. The open-concept main floor features a cozy fireplace in the living/family room, a dedicated dining area, and convenient main floor laundry. The primary suite is a true retreat with a luxurious ensuite boasting a jetted tub and an oversized separate shower. Crown mouldings and a neutral palette add a timeless touch throughout. Enjoy the partially covered deck just off the kitchen—ideal for morning coffee or evening BBQs. Added bonuses include a built-in vacuum system, alarm system, and a developer-completed landscaping package. Lower-level carpet and fixtures are currently being completed. Located close to major shopping amenities and with quick access to the Anthony Henday for easy commuting.

Built in 2006

### Essential Information

MLS® #	E4448217
Price	\$599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,539
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	35 Appleton Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0A4

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 17th, 2025

Days on Market 13

Zoning Zone 25

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