

## \$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, including a 2-bedroom basement suite with a separate entrance. 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. 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	4
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 April 29th, 2025 at 5:32am MDT