

## \$499,900 - 87 Avebury Court, Sherwood Park

MLS® #E4440922

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,501 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to 87 Avebury Court in the vibrant community of Aspen Trails in Sherwood Park. This 3 bedroom , 2.5 bathroom home has a rare WALK-OUT basement & double attached garage & Air Conditioning. Open concept Kitchen with lots of storage as it has a good size pantry, Living room that is complete with a gas fireplace, dining room with patio doors that lead to a deck. All of the closets in the home including laundry, front entry closets have been done by California Closets (approx\$5000 Value). Upstairs you have a flex/bonus space that is good for an office or reading nook, Laundry space, a king size Primary bedroom that includes a walk-in closet & a 4 piece bathroom. Two additional bedrooms and a 4 piece bathroom complete the upper level. The basement has been developed to include a wet bar & is perfect for entertaining. There is rough in plumbing should you wish to add an additional washroom or you can use the space as office/flex space. Close to all amenities, schools & walking paths.

Built in 2016

### Essential Information

MLS® #	E4440922
Price	\$499,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,501
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	87 Avebury Court
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0Z3

### Amenities

Amenities	Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025

Days on Market                3

Zoning                            Zone 25

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