

## \$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

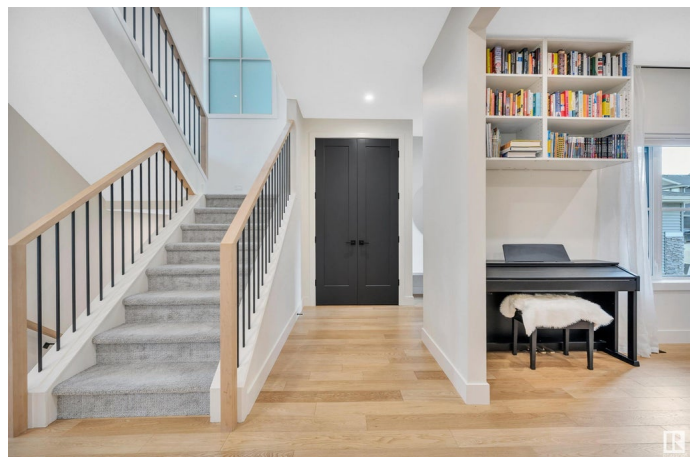
Beautiful and well maintained, this charming 2-storey home by Launch Homes is tucked away on one of the best lots in Aspen Trails, backing onto trees and green space. The oversized finished garage includes an 18x8 door and two floor drains. Inside, the open-concept main floor feels airy and bright, centered 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 | 5                |
| Zoning         | Zone 25          |

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Listing information last updated on April 30th, 2025 at 2:47pm MDT