

## \$774,900 - 20 Aldridge Crescent, Sherwood Park

MLS® #E4452540

**\$774,900**

4 Bedroom, 3.50 Bathroom, 2,559 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

This 2-storey walk-out is situated in a cul-de-sac close to the lake and trails, with views overlooking Emerald Hills Park & ABJ fields! The home is over 2559 sq.ft. with an open plan and great natural light, hardwood flooring and an upgraded finishing package. The living room features a n/g fireplace with a seamless blend into the kitchen and dining areas. The contemporary kitchen has granite counters, s/s appliances, massive island with seating and easy access out to the large deck overlooking the yard. On this level you will also find a walk-through pantry, den and powder room. Upstairs, the spacious bonus room with abundant windows awaits - movie nights are perfect up there. There are 3 bedrooms on the this level, a full 4-piece bath and laundry room. The primary suite is spectacular with dual closets and a 5-piece ensuite including a tiled shower and soaker tub, The lower level is also f/f with 4th bedroom, large rec room and full 3-piece bath. Fully-landscaped + fenced = beautiful home!

Built in 2015

### Essential Information

MLS® # E4452540

Price \$774,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,559                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 20 Aldridge Crescent |
| Area        | Sherwood Park        |
| Subdivision | Aspen Trails         |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8H 0Y2              |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Detectors Smoke, Vinyl Windows, Walkout Basement, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Insulated                                                                     |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|                 |                    |
|-----------------|--------------------|
| Lot Description | 12.5               |
| Roof            | Fiberglass         |
| Construction    | Wood, Brick, Vinyl |
| Foundation      | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Mills Haven Elementary   |
| Middle     | Clover Bar Junior High   |
| High       | Salisbury Composite High |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 25           |

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Listing information last updated on August 16th, 2025 at 1:47pm MDT