

## \$594,900 - 418 Armitage Road, Sherwood Park

MLS® #E4453925

**\$594,900**

4 Bedroom, 3.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Step into this beautifully appointed home where style meets function. The main floor showcases a welcoming entry with ceramic tile, convenient laundry with 2-pc bath, and a sunlit living room with hardwood, custom built-ins, and a striking gas fireplace. The gourmet kitchen offers ceiling-height cabinetry, granite countertops, a corner pantry, stainless steel appliances, and a large eat-up island. Entertain on the expansive composite deck with pergola overlooking the spacious yard. Thoughtful upgrades include gemstone lighting, water filtration, reverse osmosis tap, and water softener. The primary suite easily fits a king bed and features a walk-in closet and 4-pc ensuite. Two additional bedrooms and a versatile bonus space are perfect for work or play. The fully finished basement impresses with vinyl plank flooring, a rec room, 4th bedroom, and 3-pc bath. Furnace serviced annually—this home is truly move-in ready!

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453925  |
| Price      | \$594,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,625                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 418 Armitage Road |
| Area        | Sherwood Park     |
| Subdivision | Aspen Trails      |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8H 0A7           |

### Amenities

|                |                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Wall Unit-Built-In, See Remarks |
| Parking Spaces | 4                                                                                                                                                 |
| Parking        | Double Garage Attached                                                                                                                            |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                   |
| Fireplaces        | Tile Surround                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                        |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                                                    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 25           |

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Listing information last updated on September 1st, 2025 at 8:33pm MDT