

## \$589,900 - 669 Armitage Crescent, Sherwood Park

MLS® #E4449886

### \$589,900

3 Bedroom, 2.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to this beautifully maintained 1625 sqft 2-storey home located in the desirable, family-friendly neighbourhood of Aspen Trails! The main floor showcases gleaming **HARDWOOD** and **TILE FLOORING**, a stylish kitchen with **GRANITE** countertops, **STAINLESS STEEL** appliances, and a **CORNER PANTRY**. The living room is bright and inviting with **WEST FACING** windows and a cozy **GAS FIREPLACE**. Upstairs offers 3 spacious bedrooms, including a large primary suite with a massive walk-in closet and luxurious ensuite featuring a corner **JACUZZI TUB**. The fully finished basement, completed in 2022, boasts 9'™ ceilings, a large rec room, and an office or 4th bedroom—perfect for growing families or guests. Step outside into your west-facing backyard oasis complete with a cozy deck and storage shed—ideal for summer entertaining. Additional highlights include a **HEATED 22x24 GARAGE**, **A/C** (less than 5 years old), and **CENTRAL VAC** throughout. This is the perfect home for comfort, style, and functionality!

Built in 2015

### Essential Information

MLS® # E4449886

Price \$589,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| 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     | 669 Armitage Crescent |
| Area        | Sherwood Park         |
| Subdivision | Aspen Trails          |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0T7               |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Air Conditioner, Deck, Dog Run-Fenced In |
| Parking   | Double Garage Attached                   |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| 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 | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

**School Information**

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 25         |

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Listing information last updated on August 3rd, 2025 at 7:02pm MDT