

## \$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
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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	1
Zoning	Zone 25

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Listing information last updated on August 21st, 2025 at 11:03am MDT