# \$339,800 - 113 2336 Aspen Trail, Sherwood Park

MLS® #E4436676

#### \$339,800

3 Bedroom, 2.50 Bathroom, 1,450 sqft Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

This spacious 3 bedroom/3 bath/3-storey home in desirable Emerald Hills. Main floor boasts quality finishings, gorgeous open concept living space and upgraded kitchen, including granite counters, large island & walk-in pantry. Living room features a large attached balcony to enjoy the fresh air and green space. Main level complete w/ 2pc bathroom and laundry. Upper level boasts 3 well-sized bedrooms. Primary bedroom has 3pc ensuite w/ a large walk-in shower & an oversized closet. Plus 2nd shared 4pc bathroom upstairs. Other features include a double attached garage, plenty of storage, energy-efficient mechanical including tankless hot water for a lower utility bill. This well maintained complex offers visitor parking and is conveniently located close to shopping & walking trails. Quick proximity to Yellowhead & Baseline Rd, schools & public transportation. A must see!



#### **Essential Information**

MLS® # E4436676 Price \$339,800

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,450
Acres 0.00

Year Built 2012

Type Condo / Townhouse

Sub-Type Townhouse
Style 3 Storey
Status Active

## **Community Information**

Address 113 2336 Aspen Trail

Area Sherwood Park
Subdivision Emerald Hills
City Sherwood Park

County ALBERTA

Province AB

Postal Code T8H 0J1

## **Amenities**

Amenities Detectors Smoke, Parking-Visitor, Patio

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Partial, Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Landscaped, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 14th, 2025

Days on Market 33

Zoning Zone 25

Condo Fee \$344

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