

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

MLS® #E4436676

**\$339,800**

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

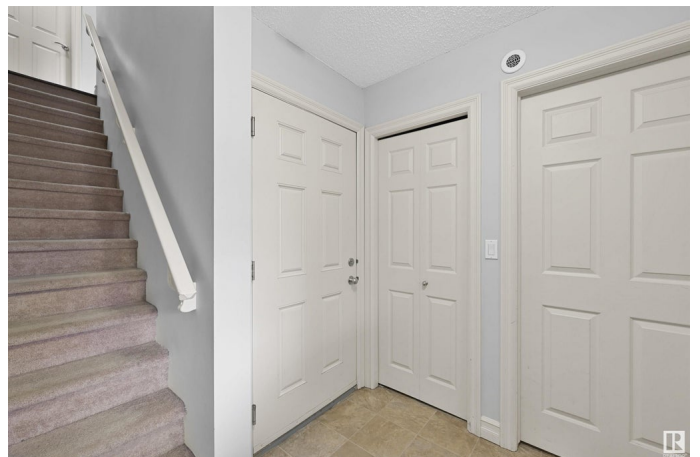
Emerald Hills, Sherwood Park, AB

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!

Built in 2012

### 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     | 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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Listing information last updated on June 16th, 2025 at 4:47am MDT