

## **\$336,800 - 137 2336 Aspen Trail, Sherwood Park**

MLS® #E4440853

**\$336,800**

2 Bedroom, 2.50 Bathroom, 1,415 sqft

Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Well maintained and spacious 2 bed/2.5 bath in the desirable Emerald Hills! Perfect for 1st time home buyers or investors. Main floor features quality finishings, ample natural light, gorgeous open concept living space and granite counters in the kitchen. Living room has a large attached West-facing balcony to enjoy the evening sun & fresh air, overlooking a quiet treed walkway. Main lvl complete w/ 2pc bath and laundry. Upper level has 2 well-sized bedrms. Primary bed has 3pc ensuite & walk-in closet. Plus 2nd 4pc bathroom upstairs. Other features include an oversized single attached garage, flex rm, plenty of storage, energy-efficient mechanical including tankless hot water for a lower utility bill. Visitor parking available & walking trails just steps away. Close to Emerald Hills Shopping Centre, Italian Centre, Millenium Place, schools & public transportation. Convenient access to major commuter routes incl Baseline & Yellowhead. A must see!

Built in 2012

### **Essential Information**

MLS® #	E4440853
Price	\$336,800
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,415
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	137 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	Over Sized, Single 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, Brick, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Davidson Creek/Holy Spirit
Middle	FR Haythorne/StTheresa
High	BevFacey/ArchbishopJordan

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	46
Zoning	Zone 25
Condo Fee	\$344

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