

## **\$308,800 - 79 2336 Aspen Trail, Sherwood Park**

MLS® #E4454707

**\$308,800**

3 Bedroom, 2.50 Bathroom, 1,462 sqft

Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

THIS IS WHERE YOU WANT TO LIVE! In the desired community of Emerald Hills, this OUTSTANDING Townhome is highlighted by a bright, open plan that features a Big kitchen with an abundance of cabinets & counters, a center island with an eating bar, an inviting dining area with a big window, PLUS...a LARGE Living Room that leads out to a HUGE deck with a view to trees and a green space. The upper level features a 3-piece ensuite in the Master bedroom, 2 additional bedrooms that are generous in size, and a functional 4-piece bathroom. Other highlights include an ATTACHED 2-CAR garage, hardwood flooring, MAIN FLOOR LAUNDRY, a gas line for the BBQ on the deck, visitor parking, and...LOW CONDO FEES! In a quiet, serene location in the complex, you are only steps away from parks & walking trails with easy acces to schools, shopping in Emeral Hills, the Yellow Head Trail and both the Henday and Whitemud Freeways. A GREAT OPPORTUNITY FOR A FIRST TIME BUYER OR AN INVESTOR!

Built in 2011

### **Essential Information**

MLS® # E4454707

Price \$308,800



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,462             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 79 2336 Aspen Trail |
| Area        | Sherwood Park       |
| Subdivision | Emerald Hills       |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 0J1             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Stories           | 3                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Partial, Finished                                                                                                    |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                       |
| Exterior Features | Flat Site, Golf Nearby, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 25           |
| Condo Fee      | \$344             |

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Listing information last updated on September 1st, 2025 at 3:32pm MDT