

\$599,900 - 2246 Aspen Trail, Sherwood Park

MLS® #E4459057

\$599,900

3 Bedroom, 2.50 Bathroom, 2,116 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Elegant & Move-In Ready Across from the Park! This stunning 3 bedroom, 2.5 bath home with double garage is sure to impress. A charming front verandah and beautifully landscaped yard welcome you inside to rich hardwood floors flowing throughout the main level with 9' ceilings. The spacious living room is filled with natural light and anchored by a cozy fireplace. The gorgeous kitchen is designed for entertaining with S/S appliances, walk-in pantry, and a massive island with built-in storage, overlooking the dining area and flex space. Convenient main floor laundry and a 2pc bath complete the layout. Upstairs, retreat to the king-sized primary suite with a luxurious ensuite and walk-in closet with organizers. Two additional bedrooms, both with walk-in closets, plus a 4pc bath and 9' ceilings complete the upper level. The unfinished basement offers endless potential. Outside, relax in the fully landscaped & private yard featuring a tiered deck and access to the oversized 23x22 garage.

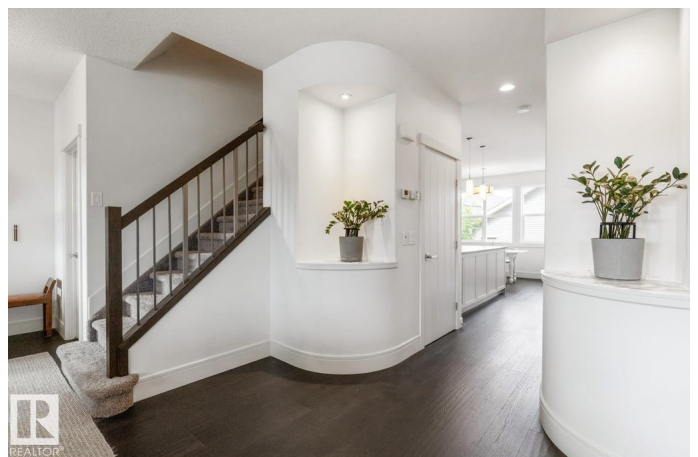
Built in 2014

Essential Information

MLS® # E4459057

Price \$599,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,116
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2246 Aspen Trail
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0W4

Amenities

Amenities	Ceiling 9 ft., Deck, Front Porch, Hot Water Instant, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 23rd, 2025
Days on Market	15
Zoning	Zone 25

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Listing information last updated on October 8th, 2025 at 11:02am MDT