

\$328,800 - 79 2336 Aspen Trail, Sherwood Park

MLS® #E4442996

\$328,800

3 Bedroom, 2.50 Bathroom, 1,442 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® # | E4442996 |
| Price | \$328,800 |



| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,442 |
| 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 June 16th, 2025
Days on Market 19
Zoning Zone 25
Condo Fee \$344



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