

## \$515,000 - 130 Amberley Way, Sherwood Park

MLS® #E4465720

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,510 sqft

Single Family on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Beautiful half duplex in Aspen Trails that feels like home the second you walk in. Features 3 bedrooms, 4 bathrooms, and a spacious double attached garage. Bright open main floor with granite island, walk-in pantry, and a cozy, immaculate backyard. Upstairs laundry with great storage. Fully finished basement with wet bar and electric fireplace. Steps to trails and amenities. Shows 10/10.

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4465720      |
| Price          | \$515,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,510         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

Address 130 Amberley Way



|             |               |
|-------------|---------------|
| Area        | Sherwood Park |
| Subdivision | Emerald Hills |
| City        | Sherwood Park |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8H 0X2       |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                       |
| Parking        | Double Garage Attached, Insulated                                                       |

### Interior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Wine/Beverage Cooler, Curtains and Blinds, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                      |
| Fireplaces        | Wall Mount                                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                           |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 25             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 17th, 2025 at 3:32am MST