

## **\$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 | 100            |
| Zoning         | Zone 25        |
| Condo Fee      | \$344          |

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Listing information last updated on September 14th, 2025 at 6:02am MDT