

## \$324,900 - 37 2336 Aspen Trail, Sherwood Park

MLS® #E4457153

**\$324,900**

3 Bedroom, 2.50 Bathroom, 1,262 sqft

Condo / Townhouse on 0.00 Acres

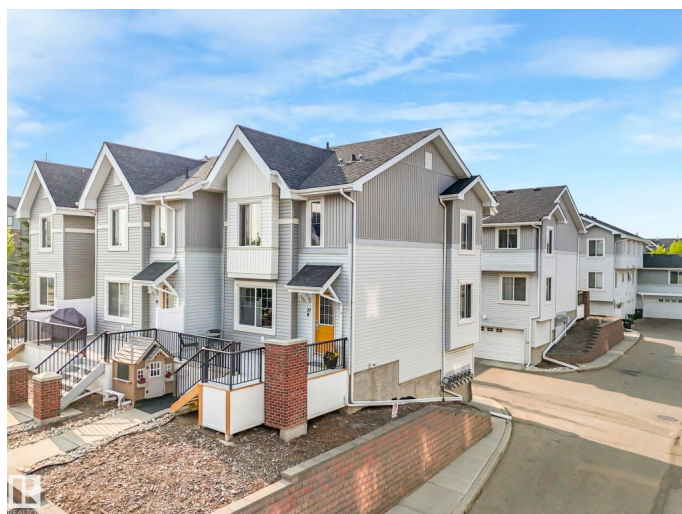
Emerald Hills, Sherwood Park, AB

Welcome home! Character and warmth flow throughout this beautiful 3 bed, 2 and a half bath townhouse. The well used square footage supports numerous options for owners. The garage is set up for an excellent workshop retreat. Located in the heart of Emerald hills, you're steps away from parks, trendy shops, patios and many other great amenities, that the neighborhood has to offer. A large deck presents excellent entertaining opportunities. All that is missing is you, your friends and your favorite seltzer. There are guest parking spots directly outside the home. Wherever you are commuting to, there are numerous egress options out of the neighborhood. Be prepared to fall in love with this home. This END UNIT will not disappoint.

Built in 2010

### Essential Information

MLS® #	E4457153
Price	\$324,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,262
Acres	0.00



Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	37 2336 Aspen Trail
Area	Sherwood Park
Subdivision	Emerald Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0J1

### **Amenities**

Amenities	Deck, No Animal Home
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mills Haven
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Middle	Cloverbar
High	Salisbury Comp

### **Additional Information**

Date Listed	September 11th, 2025
Zoning	Zone 25
Condo Fee	\$344

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Listing information last updated on September 11th, 2025 at 5:02pm MDT