

# \$334,900 - 44 2336 Aspen Trail, Sherwood Park

MLS® #E4455522

## \$334,900

3 Bedroom, 2.50 Bathroom, 1,254 sqft  
Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Extensive Renovations just completed! Almost like new, this three bedroom, two and a half bath townhome with double attached garage features: Complete paint throughout, new carpet upstairs, new quartz counters & taps in kitchen and upstairs bathrooms, new stainless kitchen appliances plus the kitchen cabinets have been refaced. Excellent END UNIT location facing a large courtyard area! Great access...close to hospital, shopping, schools & public transit. Well managed townhouse complex with very reasonable fees!

Built in 2010

### Essential Information

MLS® #	E4455522
Price	\$334,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active



## Community Information

Address	44 2336 Aspen Trail
Area	Sherwood Park
Subdivision	Emerald Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0J1

## Amenities

Amenities	Front Porch, Parking-Visitor
Parking Spaces	2
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	August 31st, 2025
Days on Market	1
Zoning	Zone 25
Condo Fee	\$344

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