

## \$320,000 - 24 2336 Aspen Trail, Sherwood Park

MLS® #E4459357

**\$320,000**

3 Bedroom, 2.50 Bathroom, 1,260 sqft

Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

“Better than all the rest”!! Located in the heart of Aspen Trails, this Emerald Hills townhome is within walking distance to The Italian Centre, Save On Foods, The Keg, parks, walking trails, running track, pool, schools, bus stop and local shops. 1260sqft; 3 bed, 2.5 bath unit includes builders upgrades: additional built-in kitchen pantry, granite counters, SS appliances, hardwood floors through main, ceramic tile in bathrooms. Hunter Douglas blinds throughout. End unit means you have an extra window in the living room on the main floor and an additional window in the primary bedroom. More windows=more natural light! Spacious west deck faces the manicured green space and is perfect for quiet morning coffee, entertaining family BBQ dinner or bevies watching the sun set. This well maintained complex offers visitor parking and is quick proximity to Yellowhead & Baseline Rd. LOW CONDO FEES. What more is there? 4 units have sold in the past 30 days! Don't wait on the best priced unit in the complex!

Built in 2010

### Essential Information

MLS® # E4459357

Price \$320,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,260             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 24 2336 Aspen Trail |
| Area        | Sherwood Park       |
| Subdivision | Emerald Hills       |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 0J1             |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2                                                                       |
| Parking        | Double Garage Attached, Insulated                                       |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Partial, See Remarks                                                                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                 |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 36                   |
| Zoning         | Zone 25              |
| Condo Fee      | \$344                |

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Listing information last updated on October 31st, 2025 at 9:02pm MDT