

\$409,900 - 2353 Aspen Trail, Sherwood Park

MLS® #E4454385

\$409,900

3 Bedroom, 2.50 Bathroom, 1,373 sqft
Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Nestled in the heart of Aspen Trails, this charming & well-cared-for home offers a perfect balance of comfort, space, & lifestyle. Step inside to a warm, sunlit living area centered around a cozy gas fireplace; While the CENTRAL AC keeps you cool during summer days. The bright, functional kitchen opens to a GENEROUS dining space, with direct access to a FULLY-FENCED, beautifully LANDSCAPED SOUTH-FACING backyard that's perfect for morning coffee, family BBQs, or simply enjoying the sun. Upstairs, the SPACIOUS primary retreat features a large walk-in closet & a private ensuite, while two additional bedrooms & a full bath provide flexibility for growing families, guests, or a home office. The basement with 2 windows is full of untapped potential, ready for your future plans. A double detached garage adds everyday convenience. Surrounded by walking trails, parks, schools, and just minutes to Emerald Hills shopping and amenities, and the HWY-2 exit, this is a home where you can truly settle in and thrive.

Built in 2007

Essential Information

MLS® # E4454385

Price \$409,900



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,373 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 2353 Aspen Trail |
| Area | Sherwood Park |
| Subdivision | Aspen Trails |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8H 0G3 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------------|
| Elementary | Davidson Creek Elementary |
| Middle | F.R.?Haythorne Junior HS |
| High | Bev Facey Community HS |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 22nd, 2025 |
| Days on Market | 6 |
| Zoning | Zone 25 |

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Listing information last updated on August 28th, 2025 at 10:33am MDT