

\$326,800 - 137 2336 Aspen Trail, Sherwood Park

MLS® #E4464591

\$326,800

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 townhome located in the desirable Emerald Hills of Sherwood Park! Perfect for 1st time home buyers or investors. Main floor features hardwood flooring, ample natural light, comfortable open concept living space, granite counters in the kitchen, 2 pc bath & laundry room. Living room has a huge attached West-facing balcony to enjoy the evening sun & fresh air, overlooking a quiet treed walkway. Upper level primary bed is spacious and has an attached 3pc ensuite & walk-in closet. A 2nd well-sized bedroom and 4 pc bath complete the upper level. Other features include an oversized single attached garage, flex space, plenty of storage, energy-efficient mechanical incl tankless hot water & HRV 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

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Price \$326,800



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	November 3rd, 2025
Days on Market	7
Zoning	Zone 25
Condo Fee	\$344

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