

## \$579,000 - 2250 Aspen Trail, Sherwood Park

MLS® #E4442898

**\$579,000**

4 Bedroom, 3.50 Bathroom, 2,260 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to this beautiful 4-bedroom home with a partially finished basement! The main floor features an open-to-above ceiling, a spacious kitchen with quartz countertops and stainless steel appliances, a large living room with a gas fireplace, a formal dining room, a bedroom, and a 2-piece bathroom. Enjoy 9 ft ceilings throughout the main level. The elegant curved staircase leads to the second floor, where you'll find a large primary bedroom with a 5-piece ensuite, plus two more bedrooms and a shared 4-piece bathroom. The basement is partially finished with two rooms, a family room with another gas fireplace, and a storage room—just waiting for a handyman's touch. This well-designed home offers comfort, space, and style in every corner. Don't miss out—this gem won't last long!

Built in 2014

### Essential Information

MLS® #	E4442898
Price	\$579,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,260



Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2250 Aspen Trail
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0W4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Hot Water Tankless, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

## Additional Information

Date Listed June 18th, 2025

Days on Market 2

Zoning Zone 25

RE / Bank Owned Yes

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Listing information last updated on June 20th, 2025 at 1:47pm MDT