

\$485,000 - 74 Ambleside Way, Sherwood Park

MLS® #E4452613

\$485,000

3 Bedroom, 2.50 Bathroom, 1,489 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Amazing opportunity to be a part of the thriving neighbourhood of Aspen Trails with this 1,489 SqFt 2-Storey Half Duplex. 3 Bedrooms; 2.5 Bathrooms & a Double Attached Garage. Well appointed with many upgrades, this property has been meticulously kept & is perfect for any family; 1st time home buyer or investor. The 9' Main floor has a beautiful Kitchen boasting plenty of Quartz counter space; Full-Height to ceiling white Cabinets; S/S Appliances; corner pantry & extra bank of cabinets. The spacious Living Rm has an electric fireplace for those cozy night & the Dining area leads you out to the large 2-tiered deck overlooking the fully landscaped yard. The Upper floor has 3 Bedrooms including the huge Primary Bedroom featuring a massive Walk-In Closet (den-sized!) & full Ensuite. The main Bathroom & separate Laundry Room (w. counter space & cabinet) complete this floor. UPGRADES: A/C; Quartz throughout to name a few. Close to everything you need: Restaurants; Shopping; Swimming Pool; Emerald Park; Schools

Built in 2018

Essential Information

MLS® # E4452613

Price \$485,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,489
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	74 Ambleside Way
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1A5

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 12th, 2025
Days on Market	8
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 5:02pm MDT