

## \$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

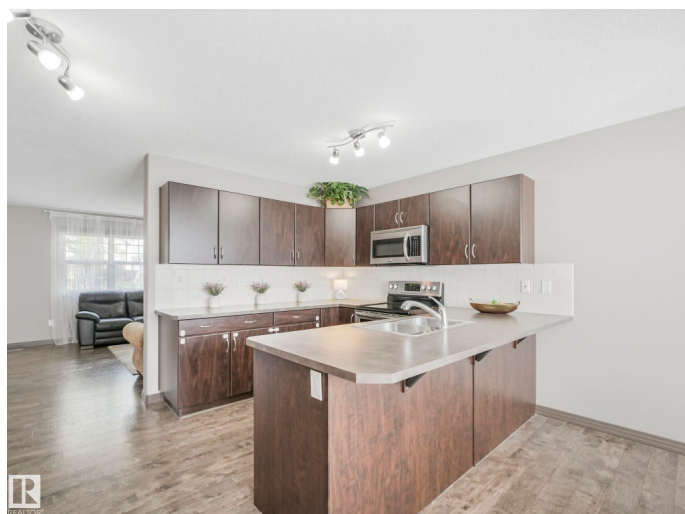
Nestled in the heart of Aspen Trails, this charming & well-cared-for home offers a perfect balance of comfort, space, & lifestyle. Step inside to a warm, sunlit living area centered around a cozy gas fireplace; While the CENTRAL AC keeps you cool during summer days. The bright, functional kitchen opens 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 | 3                 |
| Zoning         | Zone 25           |

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Listing information last updated on August 25th, 2025 at 3:02pm MDT