

## \$575,000 - 212 Ascott Crescent, Sherwood Park

MLS® #E4433891

**\$575,000**

3 Bedroom, 3.50 Bathroom, 1,795 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Well-maintained 3 bedroom, 3.5 bathroom home in desirable Aspen Trails. This 1,795 sq ft 2-storey features an open-concept main floor with a bright living room, spacious kitchen with stainless steel appliances and ample cabinetry, a dining area, 2 pc bath, and convenient main floor laundry. Upstairs offers a family room with tile-surround gas fireplace, 3 bedrooms, and 2 full baths, including a primary suite with walk-in closet and 4 pc ensuite. The fully finished basement includes a rec room, 3 pc bath, and utility room. Enjoy the west-facing, fenced backyard with raised deck and privacy wall. Heated and insulated double attached garage. Close to parks, schools, shopping, and transit—this home is move-in ready!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433891  |
| Price          | \$575,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,795     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 212 Ascott Crescent |
| Area        | Sherwood Park       |
| Subdivision | Aspen Trails        |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 0A6             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated, Insulated                                     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            May 1st, 2025  
Days on Market       2  
Zoning                 Zone 25

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