

## \$314,900 - 30 2336 Aspen Trail, Sherwood Park

MLS® #E4447918

**\$314,900**

2 Bedroom, 2.50 Bathroom, 1,241 sqft  
Condo / Townhouse on 0.00 Acres

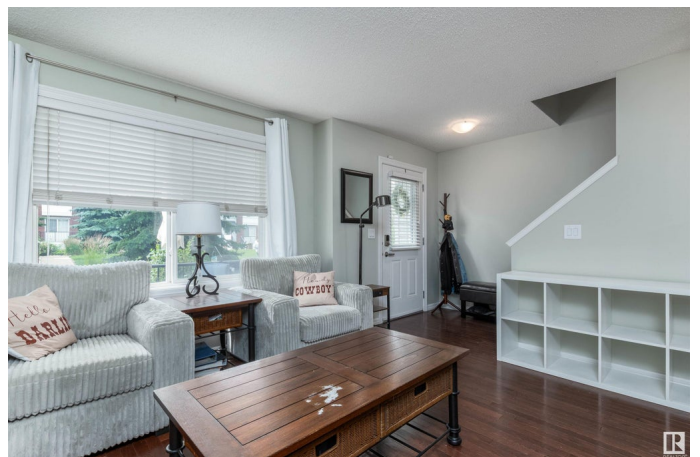
Emerald Hills, Sherwood Park, AB

Welcome to Emerald Hills in the heart of Sherwood Park! Enjoy an unbeatable location within walking distance to The Italian Centre, Save On Foods, The Keg, beautiful parks, walking trails, running track, schools, and local shops. This lovely home features two oversized primary bedrooms—perfect for families or guests. One has a large flex space and 2 oversized closets, while the other offers a walk in closet and full ensuite for your comfort and privacy. The large kitchen and dining area are ideal for entertaining, and the spacious living room offers plenty of room to relax and unwind. Step outside onto the south-facing deck and take in the view of the expansive green space—a perfect spot for morning coffee or evening bb'q's and sunsets. Additional highlights include a double attached heated garage, and a gas line for a bbq. This home offers the perfect balance of space, convenience, and lifestyle in one of Sherwood Park's most desirable neighbourhoods.

Built in 2010

### Essential Information

MLS® #	E4447918
Price	\$314,900
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	30 2336 Aspen Trail
Area	Sherwood Park
Subdivision	Emerald Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0J1

### Amenities

Amenities	Deck, Parking-Visitor, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Heritage Hills  
Middle                      Lakeland Ridge  
High                        Arch Bishop Jordan

**Additional Information**

Date Listed                July 15th, 2025  
Days on Market        15  
Zoning                      Zone 25  
Condo Fee                \$344

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