

## \$634,707 - 44 Ainsley Way, Sherwood Park

MLS® #E4452394

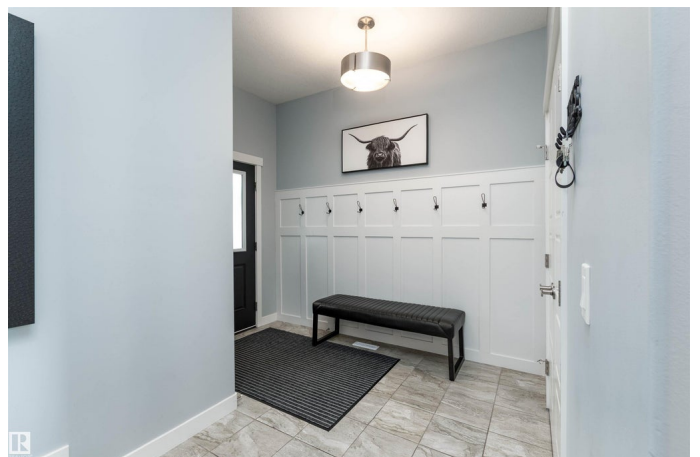
**\$634,707**

4 Bedroom, 3.50 Bathroom, 1,730 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

STUNNING family home in Aspen Trails! Wonderful location close to parks, trails & many great amenities! This beauty was built by Coventry Homes. It features an open & bright concept with 1729 square feet plus a FULLY FINISHED BASEMENT. Soaring ceilings in the living room with an attractive stone-facing gas fireplace. Hardwood flooring. GORGEOUS KITCHEN! Quartz countertops, beautiful cabinetry, stainless steel appliances, pantry, large island and an open dining area. Large windows that allow plenty of natural light. Main floor powder room. Upstairs are 3 bedrooms, a 4 piece bathroom & laundry area. GORGEOUS ENSUITE plus walk-in closet in the Primary Bedroom with vaulted ceilings. Awesome basement with family room, fireplace, 4th bedroom, 4 piece bathroom, utility room & storage. Double attached garage. BEAUTIFUL WEST FACING BACKYARD Nice deck to enjoy! Tankless hot water on demand! CENTRAL A/C too! This is an incredible property that you don't want to miss! Visit REALTOR® website for more information.



Built in 2018

### Essential Information

MLS® # E4452394

Price \$634,707

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,730                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 44 Ainsley Way |
| Area        | Sherwood Park  |
| Subdivision | Aspen Trails   |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8H 1A7        |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Air Conditioner, Hot Water Tankless |
| Parking   | Double Garage Attached              |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                 |
| Fireplaces        | Stone Facing                                                                                                                                        |
| Stories           | 3                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 25           |

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Listing information last updated on August 16th, 2025 at 10:47pm MDT