

## **\$328,800 - 79 2336 Aspen Trail, Sherwood Park**

MLS® #E4442996

**\$328,800**

3 Bedroom, 2.50 Bathroom, 1,442 sqft  
Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

**THIS IS WHERE YOU WANT TO LIVE!** In the desired community of Emerald Hills, this **OUTSTANDING** Townhome is highlighted by a bright, open plan that features a Big kitchen with an abundance of cabinets & counters, a center island with an eating bar, an inviting dining area with a big window, **PLUS...**a **LARGE** Living Room that leads out to a **HUGE** deck with a view to trees and a green space. The upper level features a 3-piece ensuite in the Master bedroom, 2 additional bedrooms that are generous in size, and a functional 4-piece bathroom. Other highlights include an **ATTACHED 2-CAR** garage, hardwood flooring, **MAIN FLOOR LAUNDRY**, a gas line for the BBQ on the deck, visitor parking, and...**LOW CONDO FEES!** In a quiet, serene location in the complex, you are only steps away from parks & walking trails with easy acces to schools, shopping in Emeral Hills, the Yellow Head Trail and both the Henday and Whitemud Freeways. A **GREAT OPPORTUNITY FOR A FIRST TIME BUYER OR AN INVESTOR!**

Built in 2011

### **Essential Information**

MLS® #	E4442996
Price	\$328,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	79 2336 Aspen Trail
Area	Sherwood Park
Subdivision	Emerald Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0J1

### Amenities

Amenities	Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed June 16th, 2025  
Days on Market 19  
Zoning Zone 25  
Condo Fee \$344



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