

\$564,000 - 371 Ascott Crescent, Sherwood Park

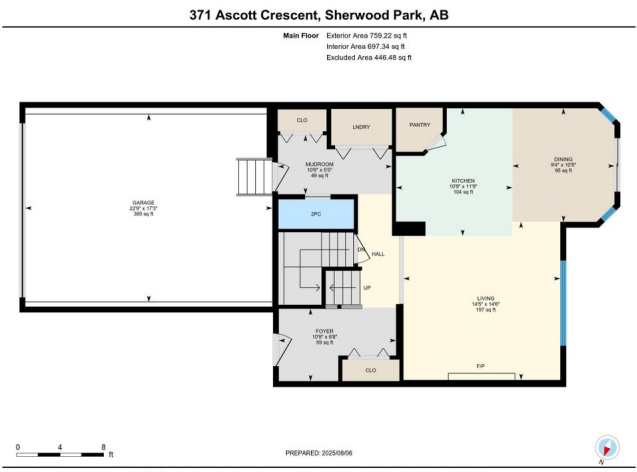
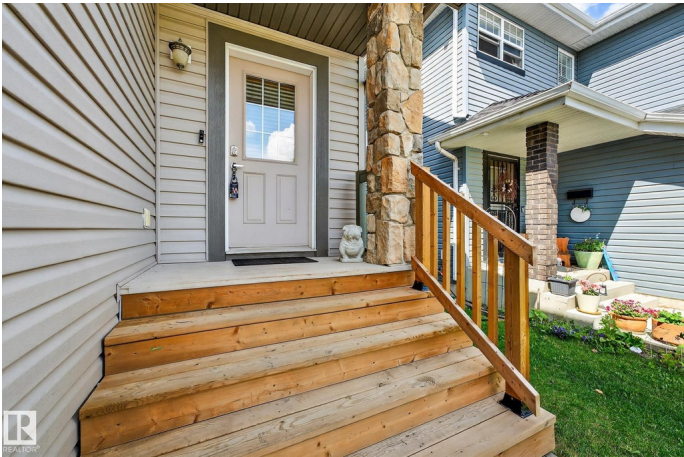
MLS® #E4451641

\$564,000

4 Bedroom, 2.50 Bathroom, 1,751 sqft
Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Ready for your family, this beautiful 2-storey home in desirable Aspen Trails offers comfortable living with thoughtful design. The main floor features an open concept layout with large foyer, kitchen island, corner pantry, main floor laundry, and cozy gas fireplace. Upstairs you'll find 3 bedrooms, including a spacious primary suite with large ensuite and walk-in closet. The bonus room with vaulted ceilings provides flexible space - perfect for a family room, playroom, or both! The finished basement adds significant living space with a 4th bedroom, rec room, and generous storage area. Throughout the home, abundant natural light flows through well-placed windows, while central A/C keeps you comfortable year-round. The west-facing deck features privacy fencing and offers a shaded retreat for relaxing or entertaining. The insulated and drywalled double garage provides convenient year-round access. Recent updates: paint, HWT, attic insulation, carpet, washer, dryer, fridge, and stove. Move in ready!



Built in 2006

Essential Information

MLS® #	E4451641
Price	\$564,000
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,751
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	371 Ascott Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0A6

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 7th, 2025
Days on Market	5
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 12th, 2025 at 4:17am MDT