

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

MLS® #E4452394

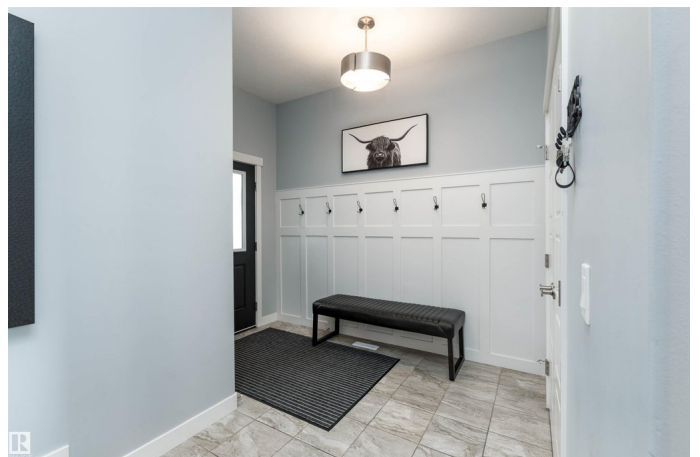
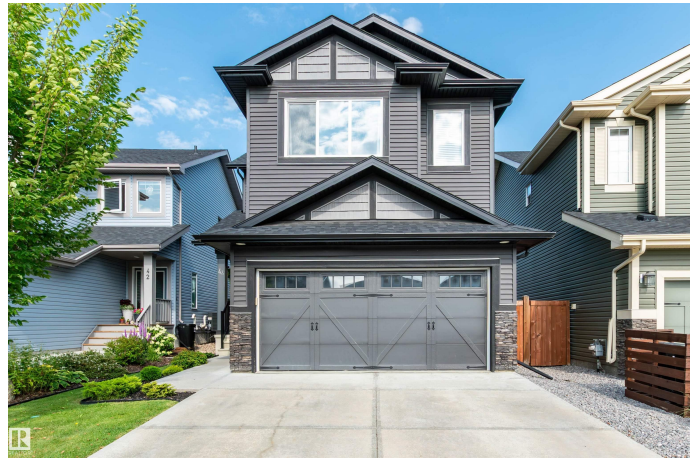
**\$634,707**

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	1
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 7:02am MDT