

\$409,900 - 2353 Aspen Trail, Sherwood Park

MLS® #E4454385

\$409,900

3 Bedroom, 2.50 Bathroom, 1,373 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Nestled in the heart of Aspen Trails, this charming & well-cared-for home offers a perfect balance of comfort, space, & lifestyle. Step inside to a warm, sunlit living area centered around a cozy gas fireplace; While the CENTRAL AC keeps you cool during summer days. The bright, functional kitchen opens to a GENEROUS dining space, with direct access to a FULLY-FENCED, beautifully LANDSCAPED SOUTH-FACING backyard thatâ€™s perfect for morning coffee, family BBQs, or simply enjoying the sun. Upstairs, the SPACIOUS primary retreat features a large walk-in closet & a private ensuite, while two additional bedrooms & a full bath provide flexibility for growing families, guests, or a home office. The basement with 2 windows is full of untapped potential, ready for your future plans. A double detached garage adds everyday convenience. Surrounded by walking trails, parks, schools, and just minutes to Emerald Hills shopping and amenities, and the HWY-2 exit, this is a home where you can truly settle in and thrive.

Built in 2007

Essential Information

MLS® # E4454385

Price \$409,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,373
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2353 Aspen Trail
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0G3

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Davidson Creek Elementary
Middle	F.R.?Haythorne Junior HS
High	Bev Facey Community HS

Additional Information

Date Listed	August 22nd, 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 22nd, 2025 at 11:32pm MDT