

# \$329,000 - 44 2336 Aspen Trail, Sherwood Park

MLS® #E4455522

**\$329,000**

3 Bedroom, 2.50 Bathroom, 1,254 sqft  
Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

NEWLY RENOVATED END UNIT with DOUBLE ATTACHED GARAGE in Emerald Hills!    Move-in ready town home with 3 bedrooms and 2.5 baths. Recently completed updates include: freshly painted throughout, new carpet upstairs, refaced kitchen cabinets, NEW quartz counters with undermount sink & tap, PLUS, new Stainless Steel kitchen appliances! Upstairs main bath & ensuite also have new quartz counters with new taps and undermount sinks as well as new vinyl planking flooring. Enjoy the view from the large deck that includes a gas BBQ hookup. PRIME end unit location in the complex facing the gorgeous, sunny park. Close to all amenities including the hospital, schools and plenty of shopping! Bus stops in front of the complex. Well managed townhouse property with very reasonable fees! Quick possession available!

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455522  |
| Price          | \$329,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,254     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2010              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 44 2336 Aspen Trail |
| Area        | Sherwood Park       |
| Subdivision | Emerald Hills       |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 0J1             |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Front Porch, Parking-Visitor |
| Parking Spaces | 2                            |
| Parking        | Double Garage Attached       |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Partial, Partially Finished                                                          |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                       |
| Exterior Features | Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Brick, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 45                |
| Zoning         | Zone 25           |
| Condo Fee      | \$344             |

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Listing information last updated on October 14th, 2025 at 10:02pm MDT