

## **\$449,900 - 2309 Aspen Trail, Sherwood Park**

MLS® #E4436822

**\$449,900**

4 Bedroom, 2.50 Bathroom, 1,214 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Opportunity knocks with this fantastic half duplex located in Aspen Trails!!!! This beautiful craftsman style home offers close to 1800 square feet of well thought out living space.

The main floor features an abundance of hardwood floors, great room with corner gas fireplace and large windows allowing ample natural light to flow through the home. You will enjoy your generous sized kitchen with sliding glass doors to the deck as it's a perfect place to entertain family and friends. The upstairs features a beautiful primary suite with 4 piece ensuite as well as two additional bedrooms. The fully finished basement features your fourth bedroom, a second four piece bath and lots of room for storage. Other features include a double detached garage, south facing backyard and a beautiful front porch veranda. You will love its central location that is walking distance to many great shops, restaurants and parks. Truly a fantastic family home.

Built in 2007

### **Essential Information**

MLS® #	E4436822
Price	\$449,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,214
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2309 Aspen Trail
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0G3

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	6
Zoning	Zone 25

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