

\$474,963 - 70 Ambleside Way, Sherwood Park

MLS® #E4424518

\$474,963

3 Bedroom, 2.50 Bathroom, 1,480 sqft
Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Rare Opportunity to possibly pick your adjoining neighbour! The attached duplex is also listed. This stunning unit in Aspen Trails is sure to impress. Featuring bright open floor plan with modern touches, a stylish kitchen that offers plenty of cabinets, pantry & quartz countertops. Living room with electric fireplace & built in cabinets plus beautiful vinyl plank that is both durable and functional. The upper level offers 3 bedrooms, upper floor laundry, 4 pc bath and the Primary bedroom has an amazing walk in closet and 3 pc ensuite with large shower. Located on a larger lot with a 2 tiered deck shared with your neighbour, that can easily have an additional divider wall installed if wanted. Very unique property, the deck and yard still has its own privacy and fully fenced yard. Pride of ownership is evident throughout and numerous upgrades including closet organizers & central Air conditioning. All this for \$474,963

Built in 2018

Essential Information

MLS® #	E4424518
Price	\$474,963
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,480
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	70 Ambleside Way
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1A5

Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 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 March 12th, 2025 at 8:32pm MDT