

## \$320,000 - 24 2336 Aspen Trail, Sherwood Park

MLS® #E4459357

**\$320,000**

3 Bedroom, 2.50 Bathroom, 1,260 sqft

Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

â€œBetter than all the restâ€•!! Located in the heart of Aspen Trails, this Emerald Hills townhome is within walking distance to The Italian Centre, Save On Foods, The Keg, parks, walking trails, running track, pool, schools, bus stop and local shops. 1260sqft; 3 bed, 2.5 bath unit includes builders upgrades: additional built-in kitchen pantry, granite counters, SS appliances, hardwood floors through main, ceramic tile in bathrooms. Hunter Douglas blinds throughout. End unit means you have an extra window in the living room on the main floor and an additional window in the primary bedroom. More windows=more natural light! Spacious west deck faces the manicured green space and is perfect for quiet morning coffee, entertaining family BBQ dinner or bevies watching the sun set. This well maintained complex offers visitor parking and is quick proximity to Yellowhead & Baseline Rd. LOW CONDO FEES. What more is there? 4 units have sold in the past 30 days! Don't wait on the best priced unit in the complex!

Built in 2010

### Essential Information

MLS® # E4459357

Price \$320,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	24 2336 Aspen Trail
Area	Sherwood Park
Subdivision	Emerald Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0J1

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, See Remarks

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	6
Zoning	Zone 25
Condo Fee	\$344

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 October 1st, 2025 at 11:17am MDT