

# \$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 that'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	2
Zoning	Zone 25

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