

## \$599,900 - 2246 Aspen Trail, Sherwood Park

MLS® #E4459057

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,116 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Elegant & Move-In Ready Across from the Park! This stunning 3 bedroom, 2.5 bath home with double garage is sure to impress. A charming front verandah and beautifully landscaped yard welcome you inside to rich hardwood floors flowing throughout the main level with 9' ceilings. The spacious living room is filled with natural light and anchored by a cozy fireplace. The gorgeous kitchen is designed for entertaining with S/S appliances, walk-in pantry, and a massive island with built-in storage, overlooking the dining area and flex space. Convenient main floor laundry and a 2pc bath complete the layout. Upstairs, retreat to the king-sized primary suite with a luxurious ensuite and walk-in closet with organizers. Two additional bedrooms, both with walk-in closets, plus a 4pc bath and 9' ceilings complete the upper level. The unfinished basement offers endless potential. Outside, relax in the fully landscaped & private yard featuring a tiered deck and access to the oversized 23x22 garage.

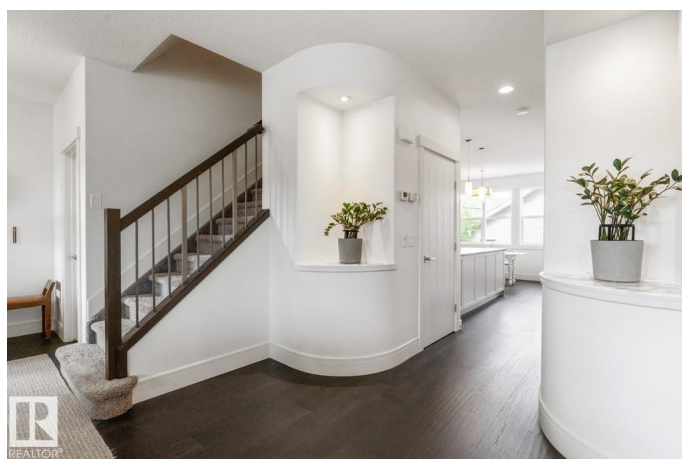
Built in 2014

### Essential Information

MLS® # E4459057

Price \$599,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,116                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2246 Aspen Trail |
| Area        | Sherwood Park    |
| Subdivision | Aspen Trails     |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 0W4          |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Front Porch, Hot Water Instant, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached, Over Sized                                                                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Tile Surround                                                                                                               |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 13                   |
| Zoning         | Zone 25              |

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Listing information last updated on October 6th, 2025 at 10:47am MDT