

# \$324,900 - 37 2336 Aspen Trail, Sherwood Park

MLS® #E4457153

## \$324,900

3 Bedroom, 2.50 Bathroom, 1,262 sqft  
Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Welcome home! Character and warmth flow throughout this beautiful 3 bed, 2 and a half bath townhouse. The well used square footage supports numerous options for owners. The garage is set up for an excellent workshop retreat. Located in the heart of Emerald hills, you're steps away from parks, trendy shops, patios and many other great amenities, that the neighborhood has to offer. A large deck presents excellent entertaining opportunities. All that is missing is you, your friends and your favorite seltzer. There are guest parking spots directly outside the home. Wherever you are commuting to, there are numerous egress options out of the neighborhood. Be prepared to fall in love with this home. This END UNIT will not disappoint.

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457153  |
| Price          | \$324,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,262     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2010              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 37 2336 Aspen Trail |
| Area        | Sherwood Park       |
| Subdivision | Emerald Hills       |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 0J1             |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Deck, No Animal Home, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                            |
| Parking        | Double Garage Attached                       |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                      |
| Stories           | 3                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Partial, Partially Finished                                                                                                                                    |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                        |
| Exterior Features | Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Brick, Vinyl                                        |
| Foundation        | Concrete Perimeter                                        |

### School Information

|            |             |
|------------|-------------|
| Elementary | Mills Haven |
|------------|-------------|

|        |                |
|--------|----------------|
| Middle | Cloverbar      |
| High   | Salisbury Comp |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 7                    |
| 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 September 18th, 2025 at 8:17pm MDT