

# \$329,000 - 44 2336 Aspen Trail, Sherwood Park

MLS® #E4455522

**\$329,000**

3 Bedroom, 2.50 Bathroom, 1,254 sqft  
Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

NEWLY RENOVATED END UNIT with DOUBLE ATTACHED GARAGE in Emerald Hills! â€” Move-in ready town home with 3 bedrooms and 2.5 baths. Recently completed updates include: freshly painted throughout, new carpet upstairs, refaced kitchen cabinets, NEW quartz counters with undermount sink & tap, PLUS, new Stainless Steel kitchen appliances! Upstairs main bath & ensuite also have new quartz counters with new taps and undermount sinks as well as new vinyl planking flooring. Enjoy the view from the large deck that includes a gas BBQ hookup. PRIME end unit location in the complex facing the gorgeous, sunny park. Close to all amenities including the hospital, schools and plenty of shopping! Bus stops in front of the complex. Well managed townhouse property with very reasonable fees! Quick possession available!

Built in 2010

## Essential Information

MLS® #	E4455522
Price	\$329,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,254



Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	44 2336 Aspen Trail
Area	Sherwood Park
Subdivision	Emerald Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0J1

### Amenities

Amenities	Front Porch, Parking-Visitor
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 31st, 2025
Days on Market	34
Zoning	Zone 25
Condo Fee	\$344

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Listing information last updated on October 4th, 2025 at 7:02am MDT