

## \$485,000 - 74 Ambleside Way, Sherwood Park

MLS® #E4452613

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,489 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Amazing opportunity to be a part of the thriving neighbourhood of Aspen Trails with this 1,489 SqFt 2-Storey Half Duplex. 3 Bedrooms; 2.5 Bathrooms & a Double Attached Garage. Well appointed with many upgrades, this property has been meticulously kept & is perfect for any family; 1st time home buyer or investor. The 9' Main floor has a beautiful Kitchen boasting plenty of Quartz counter space; Full-Height to ceiling white Cabinets; S/S Appliances; corner pantry & extra bank of cabinets. The spacious Living Rm has an electric fireplace for those cozy night & the Dining area leads you out to the large 2-tiered deck overlooking the fully landscaped yard. The Upper floor has 3 Bedrooms including the huge Primary Bedroom featuring a massive Walk-In Closet (den-sized!) & full Ensuite. The main Bathroom & separate Laundry Room (w. counter space & cabinet) complete this floor. UPGRADES: A/C; Quartz throughout to name a few. Close to everything you need: Restaurants; Shopping; Swimming Pool; Emerald Park; Schools

Built in 2018

### Essential Information

MLS® # E4452613

Price \$485,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,489
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	74 Ambleside Way
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1A5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 12th, 2025
Days on Market	2
Zoning	Zone 25

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