

# \$305,000 - 128 2336 Aspen Trail, Sherwood Park

MLS® #E4456254

## \$305,000

3 Bedroom, 2.50 Bathroom, 1,264 sqft  
Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Opportunity awaits this 3-Bed, 3-Bath Townhouse in the Heart of Emerald Hills, Sherwood Park. Nestled in the vibrant and sought-after community of Emerald Hills in Sherwood Park, this exquisite 3-bedroom, 3-bathroom townhouse offers the perfect blend of modern elegance, functional design, and an unbeatable location. Located in the prestigious Aspen Trails area, this approximately 1,400 sq ft home is a rare gem, boasting a spacious floor plan and a prime position facing a sprawling greenspace courtyard. With a front deck perfect for morning coffee, an attached double garage, and proximity to top-tier amenities and schools, this property is ideal for families, professionals, or anyone seeking a low-maintenance, high-quality lifestyle in one of Sherwood Park’s most desirable neighborhoods.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456254  |
| Price          | \$305,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,264     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2012              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 128 2336 Aspen Trail |
| Area        | Sherwood Park        |
| Subdivision | Emerald Hills        |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8H 0J1              |

### Amenities

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                       |

### Interior

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

### Exterior

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

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

Days on Market 14  
Zoning Zone 25  
Condo Fee \$344



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