Courtesy Of Samantha J Zaharia Of NOW Real Estate Group

$309,900 - 30 2336 Aspen Trail, Sherwood Park

MLS® #E4447918

$309,900
2 Bedroom, 2.50 Bathroom, 1,241 sqft
Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Welcome to Emerald Hills in the heart of Sherwood Park! Enjoy an unbeatable location within walking distance to The Italian Centre, Save On Foods, The Keg, beautiful parks, walking trails, running track, schools, and local shops. This lovely home features two oversized primary bedroomsâ€”perfect for families or guests. One has a large flex space and 2 oversized closets, while the other offers a walk in closet and full ensuite for your comfort and privacy. The large kitchen and dining area are ideal for entertaining, and the spacious living room offers plenty of room to relax and unwind. Step outside onto the south-facing deck and take in the view of the expansive green spaceâ€”a perfect spot for morning coffee or evening bb'q's and sunsets. Additional highlights include a double attached heated garage, and a gas line for a bbq. This home offers the perfect balance of space, convenience, and lifestyle in one of Sherwood Parkâ€™s most desirable neighbourhoods.

Built in 2010

Essential Information

MLS® #	E4447918
Price	$309,900
Bedrooms	2
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	30 2336 Aspen Trail
Area	Sherwood Park
Subdivision	Emerald Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0J1

Amenities

Amenities	Deck, Parking-Visitor, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation	Concrete Perimeter

School Information

Elementary	Heritage Hills
Middle	Lakeland Ridge
High	Arch Bishop Jordan

Additional Information

Date Listed	July 15th, 2025
Days on Market	18
Zoning	Zone 25
Condo Fee	$344

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Listing information last updated on August 2nd, 2025 at 7:02pm MDT