

## \$549,702 - 236 Ascott Crescent, Sherwood Park

MLS® #E4464878

**\$549,702**

4 Bedroom, 2.00 Bathroom, 1,339 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

WALK OUT BI-LEVEL... 4

BEDROOMS....MINT CONDITION.....GOTTA SEE THIS GARAGE.... ~!WELCOME HOME!~

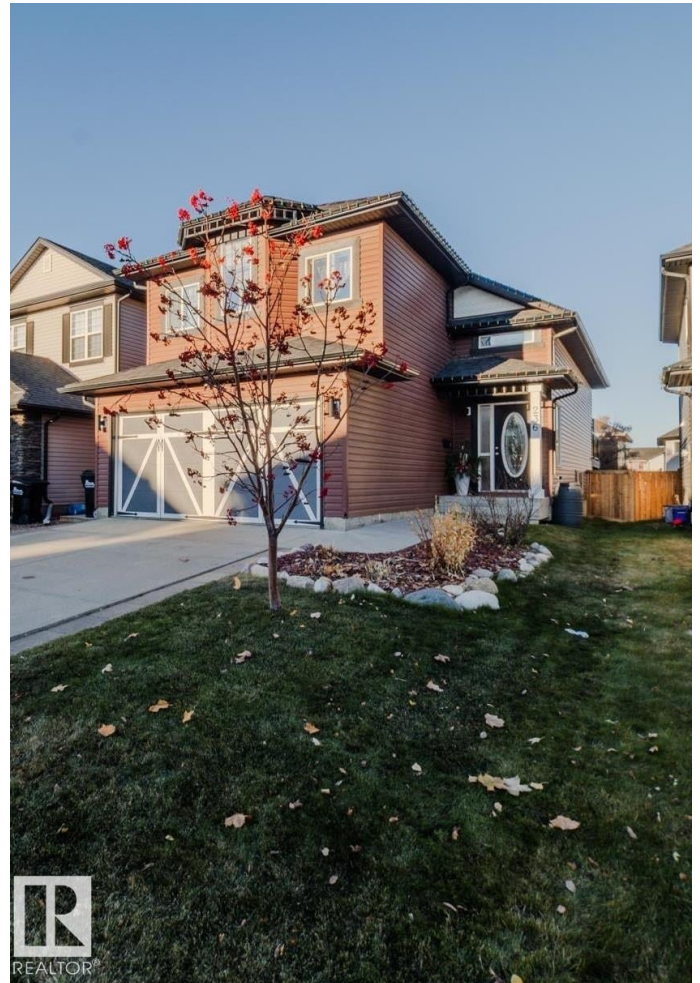
From the moment you step inside, youâ€™ll feel the space â€™ vaulted ceilings, big windows, and a wide-open floorplan that just feels right. The kitchenâ€™s the hub of the home: corner pantry, tons of prep space, and room for everyone to gather (all appliances included!). 4 bedrooms total, with the primary suite stealing the show â€™ walk-in closet and a 4-piece ensuite that hits all the right notes. The living room brings it home with a cozy gas fireplace for movie nights or game days. Downstairs, the walkout basement is already ROLLING with a family room, 4th bedroom, and a bathroom ready to finish off your way â€™ tubâ€™s in, fanâ€™s in, youâ€™re halfway there. Out back? Fully fenced, west-facing yard to soak up the sun, fire-up the BBQ, and enjoy those summer evenings. Add in a double attached HEATED garage, central A/C, and a quiet crescent, steps from parks, trails, and shopping â€™ and youâ€™ve got yourself a winner!

Built in 2006

### Essential Information

MLS® # E4464878

Price \$549,702



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,339                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 236 Ascott Crescent |
| Area        | Sherwood Park       |
| Subdivision | Aspen Trails        |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 0A6             |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Patio, Vaulted Ceiling, Walkout Basement, See Remarks |
| Parking Spaces | 4                                                                            |
| Parking        | Double Garage Attached, Heated, Insulated                                    |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Tile Surround                                                                                                                       |
| Stories           | 3                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                      |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

Exterior Features    Fenced,   Flat   Site,   Lan  
Transportation, Schools, Sho

Roof                    Asphalt Shingles

Construction        Wood, Stone, Vinyl

Foundation          Concrete Perimeter



**Additional Information**

Date Listed            November 6th, 2025

Days on Market      2

Zoning                 Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on November 8th, 2025 at 9:32am MST