

## \$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 | 9                 |
| Zoning         | Zone 25           |

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Listing information last updated on August 21st, 2025 at 8:32am MDT