

# \$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 bedrooms—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 space—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 Park'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                17  
Zoning                              Zone 25  
Condo Fee                        \$344

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