

# \$474,963 - 74 Ambleside Way, Sherwood Park

MLS® #E4424515

**\$474,963**

3 Bedroom, 2.50 Bathroom, 1,502 sqft  
Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Rare Opportunity to possibly pick your adjoining neighbour! The attached duplex is also listed. This stunning unit in Aspen Trails is sure to impress. Featuring bright open floor plan with modern touches, a stylish kitchen that offers plenty of cabinets, pantry & quartz countertops & additional built in cabinets. Living room with electric fireplace and beautiful engineered hardwood floors. The upper level offers 3 bedrooms, upper floor laundry, 4 pc bath and the Primary bedroom has an amazing walk in closet and 4 pc ensuite. Located on a larger lot with a 2 tiered deck shared with your neighbour, that can easily have an additional divider wall installed if wanted. Very unique property, the deck and yard still has its own privacy and fully fenced yard. Pride of ownership is evident throughout and numerous upgrades including soft close toilet seats & central Air conditioning. All this for \$474,963

Built in 2018

## Essential Information

MLS® #	E4424515
Price	\$474,963
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,502
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	T8A 1A5

### **Amenities**

Amenities	Deck, Detectors Smoke
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, 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, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 7th, 2025

Days on Market 30

Zoning Zone 25

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Listing information last updated on April 6th, 2025 at 10:32am MDT