# \$579,000 - 308 Ampton Court, Sherwood Park

MLS® #E4427462

#### \$579,000

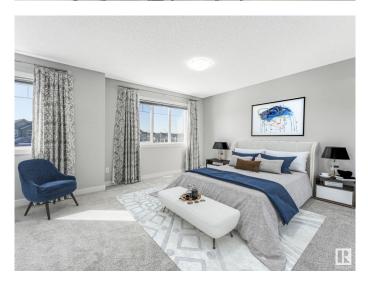
3 Bedroom, 3.50 Bathroom, 1,585 sqft Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome home to Aspen Trails! This stunning 2017 built 2-storey features a 3bd/3.5ba layout with fully finished basement, providing over 2200 sf of living space! With Central A/C, this spacious footprint is perfect for both relaxation & entertaining. Impress your guests with the upgrades throughout. The main level features 5" engineered hardwood, large kitchen w/S/S appliances, induction stovetop, quartz counters, soft close solid maple cabinetry w/dovetail drawers. The upper level has 3 massive bedrooms w/new carpeting (2025) throughout & the primary has a gorgeous ensuite & walk-in closet. The lower level is completely finished with a 3rd full bath and extra storage space. Sip your favorite bevy on your giant 2-tier patio, overlooking your huge fenced yard, garden boxes, shed, plus the pond & walking trails of nearby Abbey Park. Fiberglass 25-yr shingles, HRV & triple glazed windows add longevity & energy efficiency. Smile each time you pull into your insulated double garage and love where you live!







Built in 2017

#### **Essential Information**

MLS® #	E4427462
Price	\$579,000
Bedrooms	3

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,585
Acres	0.00
Year Built	2017
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	308 Ampton Court
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0W1

## Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke,
	Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl
	Windows, HRV System
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer,
	Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Schools, Shopping Nearby

Roof	Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date ListedMarch 26th, 2025Days on Market11ZoningZone 25

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Listing information last updated on April 6th, 2025 at 9:32am MDT