

\$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 27

Zoning Zone 25

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Listing information last updated on April 3rd, 2025 at 4:32pm MDT