

## **\$574,900 - 240 Ascott Crescent, Sherwood Park**

MLS® #E4446151

**\$574,900**

3 Bedroom, 2.50 Bathroom, 1,741 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

This home features an open concept main floor, upon entering you are greeted by a beautiful kitchen with Stainless Steel appliances, tiled backsplash, corner pantry, and large center island; a large dining area with access to the backyard; Livingroom with a gas fireplace and gorgeous feature wall. Also on main floor is a mudroom/ laundry room with access to the double car garage, and a half bath. Upstairs is a huge bonus room, a large primary bedroom featuring a 4 piece ensuite, corner soaker tub, standup shower and walk in closet. 2 additional bedrooms and a full bathroom complete the 2nd floor. Basement unspoiled with a bathroom rough in awaiting your personal touches. Large backyard featuring 2 tiered deck, fire pit and trees for privacy. Home is air conditioned and within walking distance of many amenities.

Built in 2006

### **Essential Information**

MLS® #	E4446151
Price	\$574,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,741



Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	240 Ascott Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0A6

### Amenities

Amenities	On Street Parking, Deck, Dog Run-Fenced In
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 5th, 2025
Days on Market	2

## Zoning

## Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 7:02am MDT