

## \$575,000 - 212 Ascott Crescent, Sherwood Park

MLS® #E4433891

**\$575,000**

3 Bedroom, 3.50 Bathroom, 1,795 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Well-maintained 3 bedroom, 3.5 bathroom home in desirable Aspen Trails. This 1,795 sq ft 2-storey features an open-concept main floor with a bright living room, spacious kitchen with stainless steel appliances and ample cabinetry, a dining area, 2 pc bath, and convenient main floor laundry. Upstairs offers a family room with tile-surround gas fireplace, 3 bedrooms, and 2 full baths, including a primary suite with walk-in closet and 4 pc ensuite. The fully finished basement includes a rec room, 3 pc bath, and utility room. Enjoy the west-facing, fenced backyard with raised deck and privacy wall. Heated and insulated double attached garage. Close to parks, schools, shopping, and transit—this home is move-in ready!

Built in 2006

### Essential Information

MLS® #	E4433891
Price	\$575,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,795
Acres	0.00



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

### **Community Information**

Address	212 Ascott Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0A6

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 1st, 2025  
Days on Market      3  
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 May 4th, 2025 at 6:17am MDT