



**Sherwood Park**
**25**
**Emerald Hills**

**#6 2336 Aspen TR**

**T8H 0J1**

**LP: \$279,900**

**SP:**

**ACTIVE**

**Listing ID:** E4298945

**Type:** Townhouse

**Style:** 2 Storey

**Year Built:** 2008

**Full Baths:** 2

**Half Baths:** 1

**Tot A.G. SqFt:** 1,132.59

**Sold Date:**

**Bdrms Above:** 3

**Bdrms Total:** 3

**Basement:** Part

**Bsmnt Dev:** Partly Finished

**Tot A.G.SqM:** 105.22

Welcome to this beautiful 3 bedroom, 2.5 bathroom townhouse located in Emerald Hills. The spacious main level features new laminate flooring throughout, bright living room leading out to the front veranda which offers a beautiful view of the courtyard, large kitchen with an abundance of dark wood cabinetry and counter space, and a nice sized eating area. A 2 piece bathroom and laundry room with extra storage completes the main level of this home. The upstairs features the primary bedroom which is large enough to fit a king bed, 4pc ensuite, 2 additional bedrooms and 4pc main bathroom. The lower level offers plenty of storage and entrance to the attached insulated double car garage. Fantastic location close to shopping, transportation, schools and walking paths, this home is a must see.

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:		
Ensuite Baths:		0	0	1	0	0	Uppr:		
Finish Levels:	3						AbGd:		
Fireplace:							Lowr:		
Parking:							BlGd:		
Garage Dim:							Total A.G.:	105.22	1,132.59
Living Room:	3.84x3.44		M		Primary Bedrm:	4.17x3.07	U		
Dining Room:	3.17x2.42		M		Bedroom 2:	3.03x2.74	U		
Kitchen:	3.18x2.50		M		Bedroom 3:	3.03x3.00	U		
Family Room:					Bedroom 4:				
Den:					Laundry Room	1.51x1.48	M		
Bonus Room:									

Flooring:	Carpet, Laminate Flooring	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Brick, Vinyl	Features:	Front Porch
Site Influences:	Landscaped, Public Transportation, Schools, Shopping Nearby		

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

**Restrictions:** None Known

Goods Excluded:

Warranty:

Elem Schl:	Mills Haven	Jr. High Schl:	Clover Bar	Sr High Schl:	Salisbury Comp
Condo Name:	Emerald Hills	Condo Fee Incl:	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution		
Condo Fee:	\$317.23	Elevator Y/N:	Titled Storage Y/N:	No	
Floor Location:		Floor Number:			
Balcony/Terrace		Unit Exposure:			
HOA Fee:					
HOA Fee Incl:					

Total Lot M2:		Lot Shape:	Lot Dim:
Frontage:		Zoning:	
Conform:		Front Expos:	North
Taxes:	\$1,865.3 2021	Local Improve:	