

## **\$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, Garage Opener, 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 | 6              |

## Zoning

## Zone 25

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Listing information last updated on July 10th, 2025 at 11:02pm MDT