

## \$499,900 - 42 Ambleside Way, Sherwood Park

MLS® #E4434973

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,637 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

FANTASTIC Location! Across the street from entrance to Ambleside Park & Walking Trails! Beautifully maintained and affordable 1/2 Duplex with endless upgrades, including: luxury vinyl plank flooring, interior paint, stainless steel appliances with induction stove & microwave hoodfan, quartz countertops, tall kitchen cabinets with special rack for cookie sheets, large kitchen sink for those big pots, ceramic tile, extra insulation, A/C, Heated Garage, Vacuum System, Artificial Turf, Water Softener and HUGE BONUS of a Double Garage (not single)!! Don't miss the Large ensuite Shower. AND... No Condo Fees! The list goes on. This is a 10/10 Winner! Move right in and enjoy Summer, the great sized Deck and the Park & Trail System!

Built in 2018

### Essential Information

MLS® #	E4434973
Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,637
Acres	0.00



Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	42 Ambleside Way
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0G4

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Water Softener, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 7th, 2025

Days on Market 12

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 19th, 2025 at 11:17am MDT