

Courtesy Of Kevin Balicki Of MaxWell Devonshire Realty

\$579,000 - 308 Ampton Court, Sherwood Park

MLS® #E4427462

\$579,000

3 Bedroom, 3.50 Bathroom, 1,585 sqft
Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome home to Aspen Trails! This stunning 2017 built 2-storey features a 3bd/3.5ba layout with fully finished basement, providing over 2200 sf of living space! With Central A/C, this spacious footprint is perfect for both relaxation & entertaining. Impress your guests with the upgrades throughout. The main level features 5" engineered hardwood, large kitchen w/S/S appliances, induction stovetop, quartz counters, soft close solid maple cabinetry w/dovetail drawers. The upper level has 3 massive bedrooms w/new carpeting (2025) throughout & the primary has a gorgeous ensuite & walk-in closet. The lower level is completely finished with a 3rd full bath and extra storage space. Sip your favorite bevy on your giant 2-tier patio, overlooking your huge fenced yard, garden boxes, shed, plus the pond & walking trails of nearby Abbey Park. Fiberglass 25-yr shingles, HRV & triple glazed windows add longevity & energy efficiency. Smile each time you pull into your insulated double garage and love where you live!

Built in 2017

Essential Information

MLS® #	E4427462
Price	\$579,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,585
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	308 Ampton Court
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0W1

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, HRV System
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Schools, Shopping Nearby

Roof	Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 26th, 2025
-------------	------------------

Days on Market	10
----------------	----

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 April 5th, 2025 at 9:47am MDT