

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

MLS® #E4449018

\$575,000

3 Bedroom, 3.50 Bathroom, 1,795 sqft

Single Family on 0.00 Acres

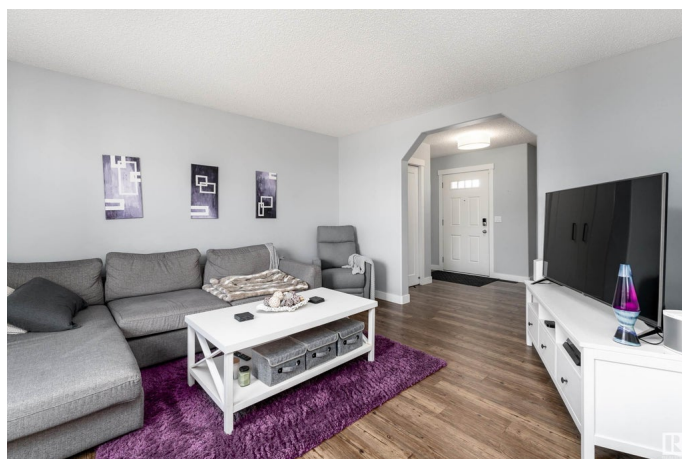
Aspen Trails, Sherwood Park, AB

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® #	E4449018
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	July 22nd, 2025
Days on Market	11
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 August 2nd, 2025 at 3:02am MDT