

\$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 | 14 |

Zoning

Zone 25

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