

\$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	8

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 July 13th, 2025 at 9:17pm MDT