



**Sherwood Park**  
93 2336 ASPEN TR

**Emerald Hills LP: \$312,000**  
T8H 0J1 SP: M

**Listing ID #** E4340819  
**Building Type** Townhouse  
**Style** 3 Storey  
**Year Built** 2012  
**Full Baths** 2  
**Half Baths** 1  
**Total Baths** 2.1  
**Tot Flr AG SqFt** 1,308.15

**Sold Date**  
**Bedrooms Above** 3  
**Bedrooms Total** 3  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqM** 121.53

**ACTIVE**

[URL-Virtual Tour](#) [URL-Brochure](#)

Welcome to Emerald Hills! This immaculately kept townhome is one of only 8 units in the complex that directly faces the community garden. STUNNING VIEWS! Upon entering you're greeted by the functional entrance with access to the utility room and the spacious double garage. New fluffy carpet brings you up the stairs to reveal a half bath with laundry area, as well as the open concept living space and kitchen area. Dark cabinetry, stainless appliances, hardwood floors, a kitchen island, as well as space for your dining area complete the kitchen. The living space is inviting and boasts access to your huge balcony overlooking that perfect view! Upstairs has also been redone with new carpet and has a spacious primary suite with beautiful views, a 3 piece ensuite bath, and a walk in closet! Two more bedrooms and a full bathroom complete the top floor. This home is close to tons of different amenities and has been lovingly maintained, all that is left to do here is move in and enjoy!

**Directions**

Room	Dimensions	M	Room	Dimensions	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Living Room	5.83 x 3.57	M	Bedroom 3	2.43 x 3.72	U	1	2	M	No	Main	53.62	577.17
Dining Room			Bedroom 4			2	4	U	No	Upper	53.72	578.24
Kitchen	4.60 x 5.76	M				3	3	U	Yes	Above Grd		
Family Room						4				Lower	14.18	152.63
Den						5				Below Grd		
Bonus Room						6				Tot Flr AG	121.53	1,308.15
Primary Bedrm	3.54 x 4.40	U				7				# Finished	3	
Bedroom 2	3.24 x 2.70	U										

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Brick, Vinyl  
**Flooring** Carpet, Hardwood  
**Features** Deck, Natural Gas BBQ Hookup

**Construction** Wood Frame  
**Basement** None  
**Basement Dev** No Basement  
**Separate Ent**  
**2nd Suite** No  
**Garden Suite**  
**Lot Shape**  
**Lot Size SqM**  
**Zoning**  
**Tax Amount** \$1,819.99 / 2022  
**Conform Type**  
**Conform Year**  
**Goods Excl**

**Permit By Seller**  
**Garage Suite**  
**Front Exposure** Northwest  
**F x D (m)** x

**Goods Incl** Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

**Warranty**

**Fireplace**  
**FP Fuel**  
**FP Type**

**Site Features** Backs Onto Park/Trees, Picnic Area, Schools, Vegetable Garden

**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Parking** Double Garage Attached

**Road Access** Paved

**Park Encl/Tot** 2 / **Garage Dim** 5.79m x

**Condo Name** Emerald Hills  
**Condo Fee** \$348.48 **Fee Schedule** Monthly  
**Fee Includes** Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution

**Floor Location**  
**#Floors in Build**  
**Balcony/Terrace** Yes  
**Titled Storage** No  
**Parking Type** N/A  
**Unit Exposure**  
**Floor#**  
**Elevator**  
**Min Age**