

Courtesy Of Mike Siaflekis Of 2% Realty Edge AB

## **\$530,000 - 348 Ascott Crescent, Sherwood Park**

MLS® #E4438806

**\$530,000**

3 Bedroom, 3.50 Bathroom, 1,583 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to this well maintained 3 bedroom home in a family-friendly community of Sherwood Park. Upstairs, the large primary suite has a walk-in closet and the 4 piece ensuite bathroom has a jetted tub, perfect for relaxing . Two additional bedrooms are served by a second full 4 piece bathroom, ideal for family or guests. The main floor features an open-concept kitchen/dining/living area and a 2 piece bathroom with a laundry closet. The kitchen has abundant cabinetry, generous counter space, and a walk-in pantry. Recent upgrades include a new refrigerator and dishwasher (replaced approximately one year ago). Tigerwood engineered hardwood flooring enhances much of the home, adding warmth and character throughout. The fully finished carpeted basement is perfect for a playroom, media space, or home gym and has a 3 piece bathroom.. The furnace was serviced 4 months ago. Step outside to your beautiful back deck, featuring a pergola thatâ€™s ideal for kicking back with a good book or entertaining.

Built in 2006

### **Essential Information**

MLS® # E4438806

Price \$530,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,583
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	348 Ascott Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0A7

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, 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	Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	17
Zoning	Zone 25

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