

Courtesy Of Kevin Balicki Of MaxWell Devonshire Realty

## \$579,000 - 308 Ampton Court, Sherwood Park

MLS® #E4427462

**\$579,000**

3 Bedroom, 3.50 Bathroom, 1,585 sqft  
Single Family on 0.00 Acres

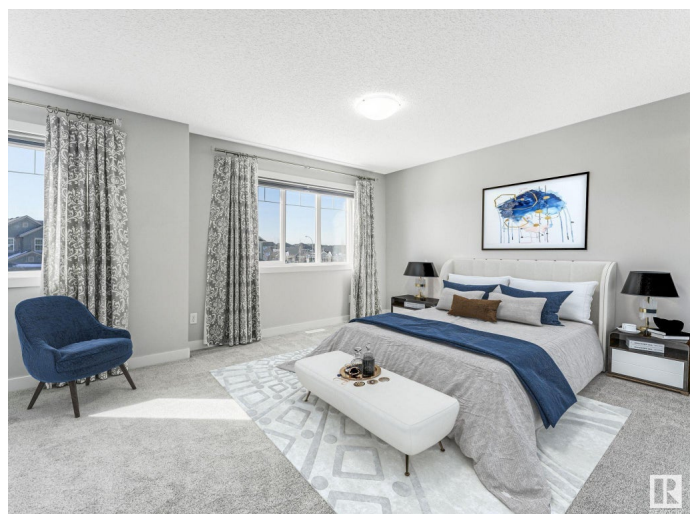
Aspen Trails, Sherwood Park, AB

Welcome home to Aspen Trails! This stunning 2017 built 2-storey features a 3bd/3.5ba layout with fully finished basement, providing over 2200 sf of living space! With Central A/C, this spacious footprint is perfect for both relaxation & entertaining. Impress your guests with the upgrades throughout. The main level features 5" engineered hardwood, large kitchen w/S/S appliances, induction stovetop, quartz counters, soft close solid maple cabinetry w/dovetail drawers. The upper level has 3 massive bedrooms w/new carpeting (2025) throughout & the primary has a gorgeous ensuite & walk-in closet. The lower level is completely finished with a 3rd full bath and extra storage space. Sip your favorite bevy on your giant 2-tier patio, overlooking your huge fenced yard, garden boxes, shed, plus the pond & walking trails of nearby Abbey Park. Fiberglass 25-yr shingles, HRV & triple glazed windows add longevity & energy efficiency. Smile each time you pull into your insulated double garage and love where you live!

Built in 2017

### Essential Information

MLS® #	E4427462
Price	\$579,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,585
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	308 Ampton Court
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0W1

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, HRV System
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, 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	Cul-De-Sac, Fenced, Landscaped, Schools, Shopping Nearby

Roof	Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 26th, 2025
-------------	------------------

Days on Market	10
----------------	----

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 April 5th, 2025 at 12:47am MDT