

## **\$599,900 - 319 Ascott Crescent, Sherwood Park**

MLS® #E4443332

**\$599,900**

3 Bedroom, 3.50 Bathroom, 1,951 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to this beautifully maintained family home in the desirable community of Aspen Trails! With 2686 sq ft of living space, this home features 3 spacious bdrms, 4 baths, A/C & a fully finished bsmt. Main floor offers an open-concept layout with a large front entry, updated kitchen w/ample cabinetry, large island with breakfast bar & corner pantry. The dining nook opens to a west-facing backyard & firepit, great for entertaining, while the living room features hardwood floors & a cozy gas fireplace. Main floor laundry & 2pc bath complete main level. Upstairs includes a bonus room, 4pc bath, 3 bedrooms, including a king sized primary suite with walk-in closet & 5pc ensuite with Jacuzzi tub. The finished bsmt boasts a large rec room with projector, screen & sound surround, wet bar & a large 3pc bath with steam shower & heated floors. Additional highlights: A/C (2015), HWT (2019), updated lighting & a heated double attached garage. Close to walking trails, schools & shopping! A GREAT PLACE TO CALL HOME!

Built in 2006

### **Essential Information**

MLS® #	E4443332
Price	\$599,900
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,951
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	319 Ascott Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0A8

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, No Smoking Home, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Land Transportation, Schools, Shopping
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	June 19th, 2025
Days on Market	9
Zoning	Zone 25

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