

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

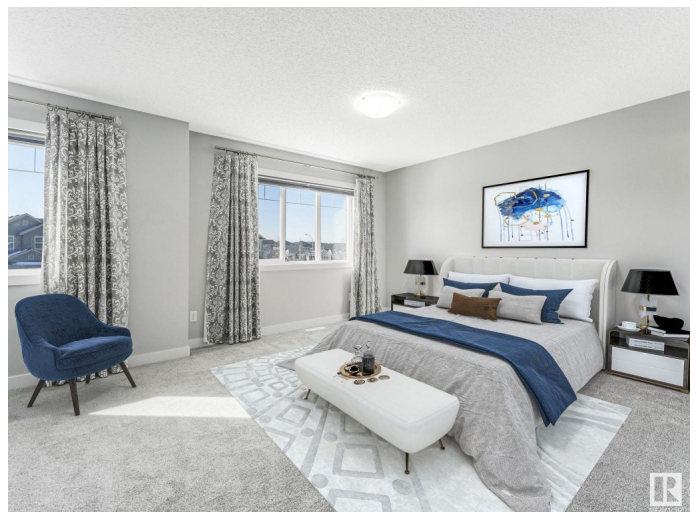
Aspen Trails, Sherwood Park, AB

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 |
|--------|---------|

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Listing information last updated on April 5th, 2025 at 8:32pm MDT