

\$549,702 - 236 Ascott Crescent, Sherwood Park

MLS® #E4464878

\$549,702

4 Bedroom, 2.00 Bathroom, 1,339 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

WALK OUT BI-LEVEL... 4

BEDROOMS....MINT CONDITION.....GOTTA SEE THIS GARAGE.... ~!WELCOME HOME!~

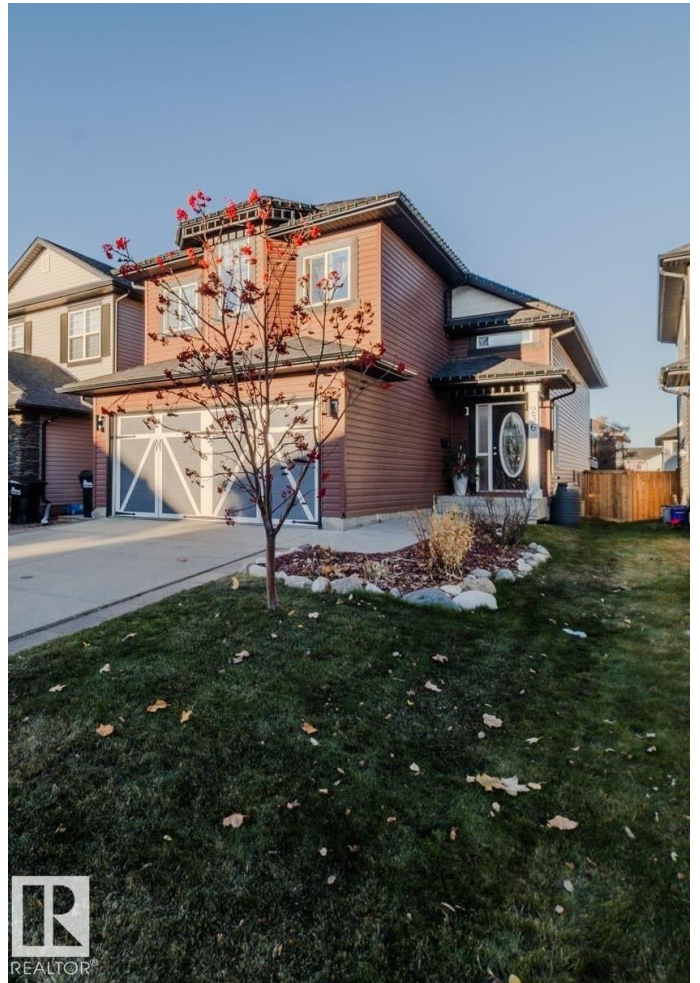
From the moment you step inside, youâ€™ll feel the space â€™ vaulted ceilings, big windows, and a wide-open floorplan that just feels right. The kitchenâ€™s the hub of the home: corner pantry, tons of prep space, and room for everyone to gather (all appliances included!). 4 bedrooms total, with the primary suite stealing the show â€™ walk-in closet and a 4-piece ensuite that hits all the right notes. The living room brings it home with a cozy gas fireplace for movie nights or game days. Downstairs, the walkout basement is already ROLLING with a family room, 4th bedroom, and a bathroom ready to finish off your way â€™ tubâ€™s in, fanâ€™s in, youâ€™re halfway there. Out back? Fully fenced, west-facing yard to soak up the sun, fire-up the BBQ, and enjoy those summer evenings. Add in a double attached HEATED garage, central A/C, and a quiet crescent, steps from parks, trails, and shopping â€™ and youâ€™ve got yourself a winner!

Built in 2006

Essential Information

MLS® # E4464878

Price \$549,702



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,339
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	236 Ascott Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0A6

Amenities

Amenities	Air Conditioner, Deck, Patio, Vaulted Ceiling, Walkout Basement, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features Fenced, Flat Site, Lan
Transportation, Schools, Sho

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter



Additional Information

Date Listed November 6th, 2025

Days on Market 2

Zoning Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on November 8th, 2025 at 4:32pm MST