

## \$448,000 - 127 Amberley Way, Sherwood Park

MLS® #E4457682

**\$448,000**

4 Bedroom, 2.50 Bathroom, 1,388 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

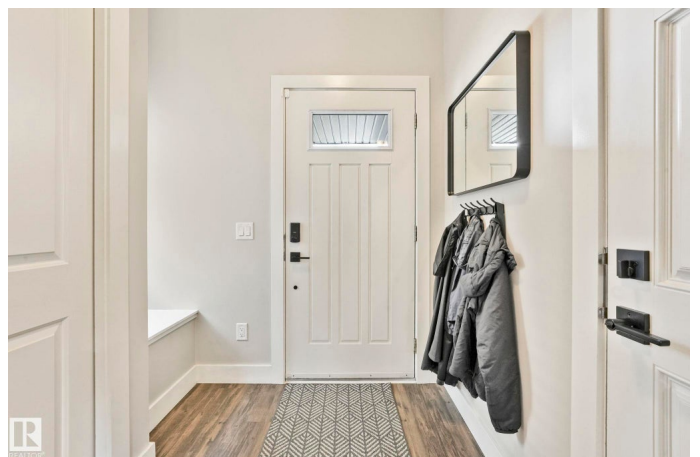
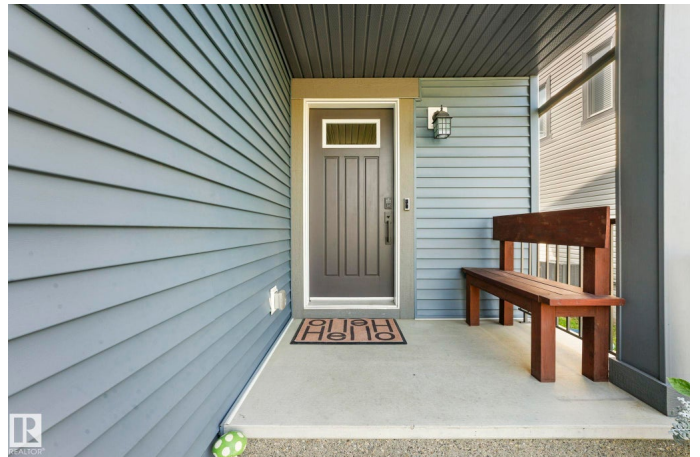
Contemporary comfort meets everyday convenience in this bright 2 storey half duplex with an attached single garage. The main floor showcases clean, modern finishes: granite counters, stainless appliances, a large island with seating for three, and a big pantry for effortless storage. A stylish coffee bar anchors the dining room, while the cozy family room features a welcoming gas fireplace and backyard views. Upstairs offers three well-sized bedrooms, including a serene primary suite with a full ensuite, plus an additional full bath for family or guests. The fully finished basement expands your living space with a comfortable family room, an extra bedroom, and a roughed-in bathroom ready for your finishing touches. Out back, enjoy a large deck with a natural gas line for easy BBQs, raised garden beds for summer harvests, and a large shed for seasonal storage. Close to parks, schools, shopping, and major routes, this move-in-ready home is perfect for the growing family. Private, fenced yard is ideal.

Built in 2015

### Essential Information

MLS® # E4457682

Price \$448,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,388         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 127 Amberley Way |
| Area        | Sherwood Park    |
| Subdivision | Aspen Trails     |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 0W4          |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 2                                                                                                       |
| Parking        | Single Garage Attached                                                                                  |

### Interior

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

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                             |

**Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 13th, 2025 |
| Zoning      | Zone 25              |

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Listing information last updated on September 13th, 2025 at 6:32pm MDT