

\$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

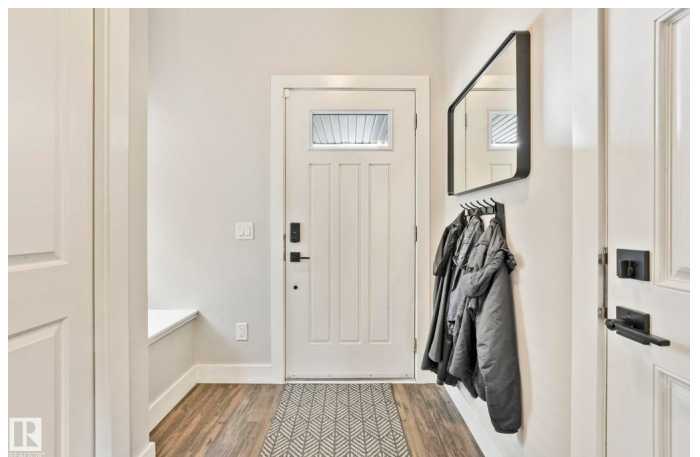
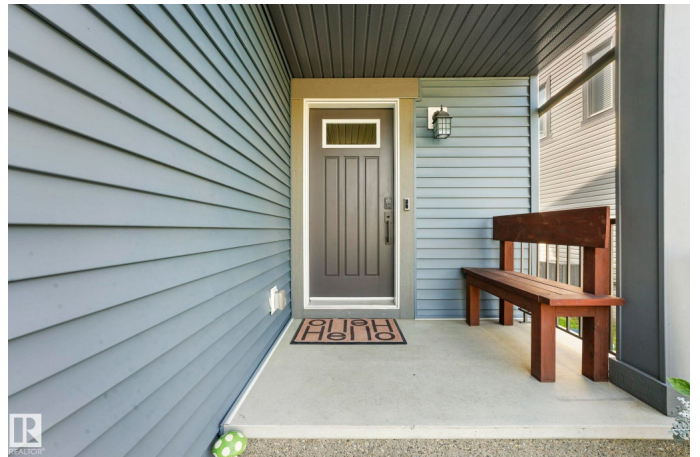
Contemporary comfort meets everyday convenience in this bright 2 storey half duplex with an attached single garage. The main floor showcases clean, modern finishes: granite counters, stainless appliances, a large island with seating for three, and a big pantry for effortless storage. A stylish coffee 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

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 September 13th, 2025 at 7:02pm MDT