

\$485,000 - 149 Amberley Way, Sherwood Park

MLS® #E4465655

\$485,000

3 Bedroom, 2.50 Bathroom, 1,603 sqft

Single Family on 0.00 Acres

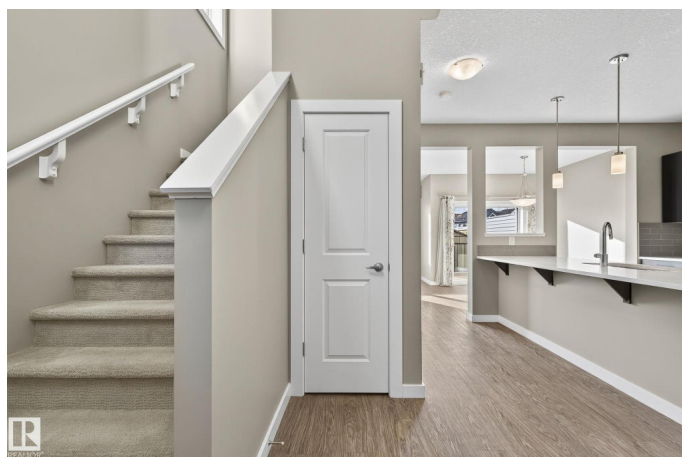
Aspen Trails, Sherwood Park, AB

Welcome home to this charming 3-bedroom, 2.5-bath duplex in the heart of Aspen Trails, Sherwood Park! You'll love the bright, open-concept layout featuring a spacious kitchen that flows perfectly into the living and dining areas—great for family time or entertaining friends. Upstairs offers three comfortable bedrooms, including a lovely primary suite with its own ensuite. Thoughtful touches like air conditioning, a water softener, and a large laundry room add comfort and convenience. Step outside to enjoy a beautiful backyard, perfect for kids, pets, or summer BBQs. With a double attached garage and an unbeatable location close to walking trails, the pond, parks, shopping and the leisure center, this is a place where comfort meets community.

Built in 2016

Essential Information

MLS® #	E4465655
Price	\$485,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,603
Acres	0.00



Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	149 Amberley Way
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0X2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 13th, 2025
Days on Market	2

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 November 15th, 2025 at 4:32pm MST