

## \$434,900 - 125 Amberley Way, Sherwood Park

MLS® #E4440927

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to 125 Amberley Way! This stylish and contemporary 3-bedroom, 2.5-bath home effortlessly combines form and function. Located in a family-friendly neighborhood, this stunning property boasts a fresh, modern design with an open-concept layout perfect for everyday living and entertaining. Step inside to find a bright and airy main floor flooded with natural light. The sleek kitchen features laminate countertops, stainless steel appliances, and a spacious island with bar seating. The dining and living areas flow seamlessly together, making it easy to host gatherings or enjoy cozy nights in. Upstairs, youâ€™ll find three generously sized bedrooms, including a beautiful primary suite with a walk-in closet and a private 4-piece ensuite. A second full bathroom and convenient upper-level laundry add to the home's practicality. Outside, enjoy the sunny backyard and the peace of mind of being in a well-kept community close to parks, schools, shopping, and major commuting routes.

Built in 2015

### Essential Information

MLS® # E4440927

Price \$434,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,389
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	125 Amberley Way
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0X2

### Amenities

Amenities	Deck, Fire Pit, Front Porch, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025

Days on Market                11

Zoning                            Zone 25

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