

## \$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, you'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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Listing information last updated on June 16th, 2025 at 10:02pm MDT