

## \$445,000 - 103 Amberley Way, Sherwood Park

MLS® #E4460170

**\$445,000**

3 Bedroom, 2.50 Bathroom, 1,416 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Elegance and upgrades at every turn. This executive 3 bed 2 and half bath half duplex shines from the moment you pull into the driveway. A neutral palette suits most eyes with warmth and texture from a beautiful coffered ceiling and sophisticated feature walls. Had a long day at work? A huge hot water tank supports the soaker tub in your to die for ensuite, and is ready to melt your stress away. The square feet are used well throughout the home, inclusive of an entertainer's paradise main floor and three great sized bedrooms upstairs. The home is anchored by a ready to develop basement and nice sized yard waiting for your personalization. Want an upgrade in decor or furniture? This home comes fully furnished. All that is needed, is you and your suitcase.

Built in 2017

### Essential Information

MLS® #	E4460170
Price	\$445,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,416
Acres	0.00



Year Built	2017
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	103 Amberley Way
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0P5

### Amenities

Amenities	Ceiling 9 ft., Deck, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Furniture Included, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Mills Haven
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Middle	Clover Bar
High	Salisbury

### **Additional Information**

Date Listed	October 1st, 2025
Days on Market	1
Zoning	Zone 25

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Listing information last updated on October 2nd, 2025 at 4:17am MDT