

## \$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 |
|------------|-------------|

|        |            |
|--------|------------|
| Middle | Clover Bar |
| High   | Salisbury  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 25           |

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Listing information last updated on October 15th, 2025 at 6:17pm MDT