

## \$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                10

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 June 16th, 2025 at 2:32pm MDT