

## \$749,900 - 11 Ainsley Way, Sherwood Park

MLS® #E4436782

**\$749,900**

4 Bedroom, 3.50 Bathroom, 2,535 sqft

Single Family on 0.00 Acres

Aspen Trails, Sherwood Park, AB

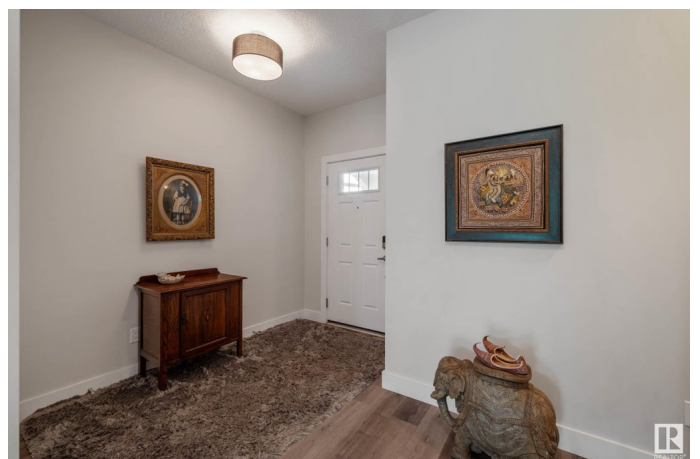
The perfect family home with space, style, and room to grow! The Lincoln by Avi Homes offers over 3300 sq ft of thoughtfully designed living space that checks every box for today's busy families. At the heart of the home is a chef-inspired kitchen featuring dual islands, quartz countertops accented with raised eating bar in a rich dark wood tone that adds warmth and contrast, 42" cabinetry, pot and pan drawers, stainless steel appliances, and a oversized counter-depth refrigerator/freezer. The open-concept main floor flows into a spacious dining area and Great Room boasting a gas fireplace and floor to ceiling patio doors & windows spanning the entire back of the home OVERLOOKING the creek and walking path. Upstairs you'll find a central bonus room, two large bedrooms with walk-in closets, laundry room, and a luxurious primary suite with freestanding tub and walk-in closet. The basement adds even more space for play, guests, or work-from-home needs. Close to parks, schools, and shopping—Welcome home!

Built in 2019

### Essential Information

MLS® # E4436782

Price \$749,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,535
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11 Ainsley Way
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0V7

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Creek, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	3
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 May 18th, 2025 at 4:32am MDT