









Area/City Sherwood Park **List Date** 4/16/2026 **E4482597** 
Community Aspen Trails **Pending Until** 
Postal Code T8H 0X8 **Time Clse/Hrs** / **T** 
Zone 25 **Conform Report** / **LI \$** 
Building Type Lowrise Apartment **Tax Amt/Yr** \$1,696.73 / 2025 **LI Yr** 
Yr Built/Eff Yr 2015 / **Restrictions** Zero Lot Line No
Style Single Level Apartment No pets allowed, Non-smoking Building
Plan/Blk/Lot 1620185 / / **Baths/Ensuities** 2.0 / 1 **Add'l Rms** 0
Unit/UF 158 / **Beds/Beds Ab.** 2 / 2
Linc # 0037780658 **Prop. Condition**  **Schedule a Showing**
Title to Land Fee Simple **Zoning**

Showings are to be booked in advance by calling or emailing lovely res mgr Linda - 780-400-8870 or aspenpark@laidley.ca. She will need time to give at least 24 hour notice to tenants. No smoking, no pet property. OPTIONAL RENTAL POOL for investors who want a "hands off" investment. Immed poss possible if want to assume Month-to-month tenant who would like to stay - would need 3 tenancy months notice otherwise.

Investor Alert! You'll love this 2 bedroom, 2 full bath condo in the well-managed Aspen Park complex. Take the elevator up to your light & bright unit & step inside! You'll find ceramic tile flooring, and a gorgeous, clean kitchen with granite counters, black appliances & dramatic espresso cabinetry. The plan is modern and open to the dining & living room area with laminate flooring, and a full wall of windows & patio door leading to your ample balcony. There are 2 large bedrooms, on opposite ends of the unit, with 2 full well-appointed baths. The primary suite is large enough for a king bed & has a walkthrough closet to the ensuite. You'll never share machines again with your handy in-suite washer & dryer, with storage. This is a no smoking, no pet complex and is so clean! Reasonable condo fee incl heat & water. Well-located in the Aspen Trails neighbourhood - great access to walking trails, shopping and much more. Optional rental pool for hands-off investment - professionally managed for you!

Living Room	3.75x3.64	M	Bedroom 3	Bath#	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	3.17x2.16	M	Bedroom 4	1	M	4	No	Main Level	73.29	788.89
Kitchen	2.65x2.24	M		2	M	3	Yes	Upper		
Family Room				3				Above Grade		
Den				4				Lower Level		
Bonus Room				5				Below Grade		
Primary Bedroom	4.15x3.23	M		6				Total A.G.	73.29	788.89
Bedroom 2	3.77x3.03	M		7				Finished Lvl's	1	

Heat Source Natural Gas **Heat Type** Forced Air-1 **Basement** None / No Basement
Roof Asphalt Shingles **Separate Ent.** **2nd Suite** **Permit**
Foundation Concrete **Construction** Wood Frame **Garden Suite** **Permit**
Exterior Stone, Vinyl **Garage Suite** **Permit** **Front Exp.** N
Features Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Rental Pool Option **Lot SqM** **Lot Shape**
Tot. Ac. **F x D (m)** x
Flooring Ceramic Tile, Laminate Flooring

Goods Incl. Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings **F/P** **F/P Fuel**
Goods Excl. **F/P Type**
HOA No **Fee** **Sched**
Fee Incl

Site Features Public Transportation, Schools, Shopping Nearby **Warranty**
Parking **Total** **Stall** **Rd Access** Paved
Encl. **Grge Dim.**
 URL-Virtual Tour URL-Brochure

Condo Name	Aspen Park Condos	Floor Location	Other	Floor #	2	# Floors Bldg	4
Condo Fee	\$381.51	Schedule	Monthly	Unit Exp.	N	Balcony/Terrace	Yes Elevator Yes
Fee Includes	Amenities w/Condo, Caretaker, Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer, Land/Snow Removal Common			Park Plan	Titled	Desc/Unit/UF	1620185 / 233 /
		Stall #	233 Legal	Encl. Park		Min. Age	
		Titled Storage	No	Strg Unit #			
		Prop Mgmt/#	Laidley				/ 780-423-1516

Seller Name Bowler, David and Jannice **Appt:** 24 Hours Notice Required, Call Landlord/Res. Mngr, Must Confirm Appointment **Appt Name** Linda (res mgr)
List Agent 1 Sabrina L Bright - Off: 780-437-2030 **Appt Ph#** 780-400-8870
Agent Email Sabrina@WeSellEdmonton.com **Occupancy** Tenant
List Office 1 Schmidt Realty Group Inc - Off#: 780-437-2030 **Ownership** Condo Property, Private
List Agent 2 **Possession** **Days** **Notes** immediate
List Office 2 **Input Date** 4/16/2026 10:54 AM **Expiry Date** 6/16/2026 **DOM** 0
Co-Op Comm 3.5/100. 1.5/bal **SRR Y/N** No **Exclusion** No **Excl. Date** **CDOM** 126

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2