

## \$389,900 - 20 Augustine Crescent, Sherwood Park

MLS® #E4441041

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,402 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Step into this beautifully designed condo home that offers both style and functionality! The main level features a spacious den, convenient main-floor landing, storage, easy access to an insulated garage and utility area. The heart of the home is a gorgeous kitchen, complete with four Whirlpool appliances, ample cupboard and counter space, large island with electrical, generous pantry keeps everything organized, while the kitchen seamlessly flows into a huge eating area and welcoming living room. Step out onto the back deck to enjoy outdoor living, and the convenience of a 2-piece bath on this level. Upstairs, you'll find two spacious bedrooms, and a primary suite with a walk-in closet and a 4-pce ensuite. A second 4-piece main bath and a large linen closet complete this level.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441041  |
| Price          | \$389,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,402     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2017              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 20 Augustine Crescent |
| Area        | Sherwood Park         |
| Subdivision | Aspen Trails          |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0Z8               |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | 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 |
| Condo Fee | \$248   |

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Listing information last updated on June 15th, 2025 at 11:47pm MDT