

Courtesy Of Brent Anderson Of Century 21 Masters

\$395,000 - 20 Augustine Crescent, Sherwood Park

MLS® #E4436891

\$395,000

2 Bedroom, 2.50 Bathroom, 1,570 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Located in the desirable community of Aspen Trails - With great restaurants, many shopping amenities, long walking trails, low maintenance, + community living. This is the place you can call home. With double garage on the main level, leading into a flex area providing multi usages, play room, office space, crafting room, TV area, the options are endless. The second floor contains the open concept living, dining + kitchen with powder room + access to the balcony to enjoy your morning coffee on those sunny summer days. Loads of space for entertaining guests complete with ample cupboard + counter space with eat up island. The upper level features 2 primary suites each with a 4 piece ensuite. One primary has spacious walk in closet while the second primary houses two large closets. Here is an opportunity to make this home + enjoy all the wonders + excitement of living in Sherwood Park! Low condo fees of \$273.59

Built in 2019

Essential Information

MLS® #	E4436891
Price	\$395,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,570
Acres	0.00
Year Built	2019
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	Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 16th, 2025
Days on Market 31
Zoning Zone 25
Condo Fee \$274

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