

\$399,900 - 8 21 Augustine Crescent, Sherwood Park

MLS® #E4444070

\$399,900

2 Bedroom, 2.50 Bathroom, 1,498 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to this well-maintained duplex with a sought-after WALKOUT basement & a spacious, functional layout. The front entrance opens into a large foyer leading to the heart of the home - a beautifully designed kitchen featuring granite countertops, sit-up island with dual sinks & stainless steel appliances. Laminate flooring runs throughout the open-concept main floor, where the kitchen flows into the dining area & cozy living room, complete with an electric fireplace & mantel. A 2pc powder room rounds out the main level. From the dining area, step out onto the rear deck equipped with a natural gas BBQ hookup. Upstairs, you'll find 2 spacious primary bedrooms, each offering its own 4pc ensuite with granite countertops and walk-in closets - both fit king-size beds. A laundry room & a bonus area, ideal for a home office, complete the upper level. Additional features include air conditioning, a WALKOUT basement ready for future development & a large double attached garage. Great location near all amenities.

Built in 2017

Essential Information

MLS® # E4444070

Price \$399,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,498
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	8 21 Augustine Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0X4

Amenities

Amenities	Air Conditioner, Deck, Natural Gas BBQ Hookup
Parking	Double 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
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 24th, 2025
Days on Market	4
Zoning	Zone 25
Condo Fee	\$328

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