

## \$379,900 - 4 20 Augustine Crescent, Sherwood Park

MLS® #E4448056

**\$379,900**

2 Bedroom, 2.50 Bathroom, 1,474 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 large corner closet. Here is an opportunity to make this home + enjoy all the wonders + excitement of living in Sherwood Park! Low condo fees of \$244.01.

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448056  |
| Price     | \$379,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,474             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4 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-Visitor |
| Parking Spaces | 2                                |
| 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 |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 16th, 2025  
Days on Market                18  
Zoning                              Zone 25  
Condo Fee                        \$244

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