

## **\$395,000 - 2 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	2 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                2  
Zoning                              Zone 25  
Condo Fee                        \$274

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Listing information last updated on May 17th, 2025 at 11:32pm MDT