

Courtesy Of Brent Anderson Of Century 21 Masters

## \$379,900 - 8 20 Augustine Crescent, Sherwood Park

MLS® #E4426887

**\$379,900**

3 Bedroom, 2.50 Bathroom, 1,578 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 primary suites, walk in closet and 4 piece ensuite. Two additional bedrooms + 4 piece bath. Here is an opportunity to make this home + enjoy all the wonders + excitement of living in Sherwood Park! Low condo fees of \$273.59. \*Photos are from similar unit prior to rental.\*

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426887  |
| Price     | \$379,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,578             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 8 20 Augustine Crescent |
| Area        | Sherwood Park           |
| Subdivision | Aspen Trails            |
| City        | Sherwood Park           |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8H 0Z8                 |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation            Concrete Perimeter

### **School Information**

Elementary            Millhaven Elementary

Middle                Clover Bar Jr High

High                    Salisbury Composite

### **Additional Information**

Date Listed            March 21st, 2025

Days on Market      14

Zoning                Zone 25

Condo Fee            \$274

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Listing information last updated on April 4th, 2025 at 5:17am MDT