\$379,900 - 6 20 Augustine Crescent, Sherwood Park

MLS® #E4429634

\$379.900

3 Bedroom, 2.50 Bathroom, 1,497 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 \$247.71.



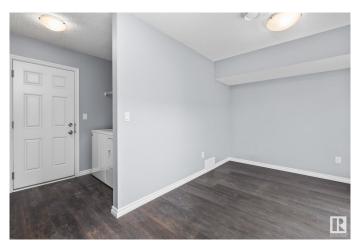
Essential Information

MLS® # E4429634 Price \$379,900

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,497 Acres 0.00 Year Built 2019

Type Condo / Townhouse

Sub-Type Townhouse
Style 3 Storey
Status Active

Community Information

Address 6 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 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, Window Coverings

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, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Millshaven Elementary

Middle Clover Bar JR H High Salisbury Comp

Additional Information

Date Listed April 8th, 2025

Days on Market 13

Zoning Zone 25

Condo Fee \$248

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 2:17am MDT