

## **\$374,900 - 1 20 Augustine Crescent, Sherwood Park**

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MLS® #E4430000

**\$374,900**

3 Bedroom, 2.50 Bathroom, 1,575 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Over 1550 sqft! End Unit! Welcome to well maintained great sized townhouse in Aspen Gardens! The main level features a double garage, versatile flex space, and laundry. The second floor boasts an open-concept living, dining, and kitchen area with a powder room and balcony with gas BBQ hookup. Perfect for entertaining, the kitchen includes ample counter space and an eat-up island. Upstairs, the primary bedroom includes a walk-in closet and 4-piece ensuite, plus two additional bedrooms and a full bathroom. Enjoy all the perks of living in Sherwood Park with this fantastic home! With a strong sense of community and convenience, itâ€™s the ideal place to start your next chapter. Don't miss the chance to make this beautiful home yours!



Built in 2019

### **Essential Information**

MLS® #	E4430000
Price	\$374,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,575
Acres	0.00

Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1 20 Augustine Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0Z8

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
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	April 10th, 2025
Days on Market	14

Zoning	Zone 25
Condo Fee	\$272

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