

# \$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.

Built in 2019

## 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 | 11              |
| Zoning         | Zone 25         |
| Condo Fee      | \$248           |

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Listing information last updated on April 19th, 2025 at 11:47am MDT