# \$399,988 - 21 Augustine Crescent, Sherwood Park

MLS® #E4442332

### \$399,988

4 Bedroom, 3.50 Bathroom, 1,426 sqft Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to Aspen Trails! This 4-BED, 4-BATH bareland condo half duplex packs nearly 2,000 sqft of well-used living space with all the comforts of home. SOUTH-FACING fenced yard? Perfect for pets and sunny afternoons. A cozy FIREPLACE? Yes, please. Open-concept layout, MARBLE counters, STAINLESS STEEL appliances, and SECOND-FLOOR LAUNDRY make daily life smoother. Two FLEX LIVING ROOM areas give you optionsâ€"home office, playroom, or a quiet reading nook. The FULLY FINISHED BASEMENT adds even more room to stretch out, host guests, or set up that gym you've been meaning to start. With a SINGLE ATTACHED GARAGE, low condo fees (\$330.41!), and a family-friendly vibe, this home checks all the boxes. You're just minutes from parks, schools, shopping, and trailsâ€"so whether you're into morning walks, evening fires, or simply not sharing a bathroom, this place has you covered.







Built in 2016

#### **Essential Information**

MLS® #	E4442332
Price	\$399,988
Bedrooms	4
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,426
Acres	0.00
Year Built	2016
Туре	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

# **Community Information**

Address	21 Augustine Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0X3

## Amenities

Amenities			0,		Conditioner, s, HRV System		
Parking Spaces Parking	2 Sing	le Garag	e Attached	I			

## Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	
	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## **School Information**

Elementary	MILLS HAVEN ELE
Middle	CLOVER BAR JR H
High	SALISBURY COMP

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Zoning	Zone 25
Condo Fee	\$330

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