

## \$385,000 - 52 20 Augustine Crescent, Sherwood Park

MLS® #E4439912

**\$385,000**

2 Bedroom, 2.50 Bathroom, 1,437 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to Aspen Trails! This well-maintained 3-storey townhome features 2 spacious bedrooms, 2.5 bathrooms, and a double attached garage—ideal for first-time buyers, investor. The entry-level offers a flexible space perfect for a home office, gym, or playroom. The open-concept main floor includes a bright living room, modern kitchen, generous dining area, and access to a private balcony for enjoying sunny mornings. This home also features central A/C, no CARPET throughout, and a Google Nest thermostat. Upstairs, you'll find two large primary suites, each with its own ensuite and ample closet space. Located close to parks, trails, shopping, and with easy access to Hwy 16 and Anthony Henday. Low condo fees of \$247.71/month. Move-in ready!

Built in 2017

### Essential Information

MLS® #	E4439912
Price	\$385,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,437
Acres	0.00



Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	52 20 Augustine Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0Z8

### **Amenities**

Amenities	Air Conditioner, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	5

Zoning	Zone 25
Condo Fee	\$248

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Listing information last updated on June 7th, 2025 at 2:02pm MDT