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

MLS® #E4429634

### \$379,900

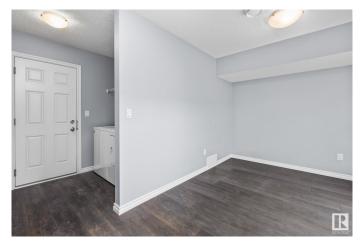
3 Bedroom, 2.50 Bathroom, 1,497 sqft Condo / Townhouse on 0.00 Acres

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

1
1,497
0.00
2019
Condo / Townhouse
Townhouse
3 Storey
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	23
Zoning	Zone 25
Condo Fee	\$248

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Listing information last updated on May 1st, 2025 at 5:17pm MDT