

## \$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

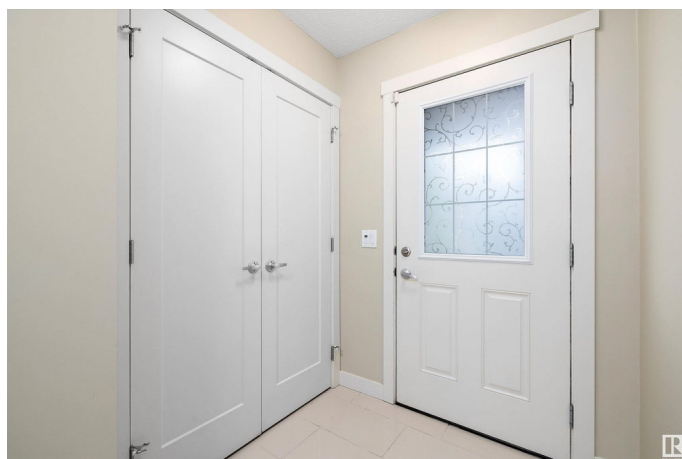
Aspen Trails, Sherwood Park, AB

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 options—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 trails—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              |
| Type           | 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      | Off Street Parking, Air Conditioner, Deck, Detectors Smoke, Parking-Extra, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                            |
| Parking        | Single Garage Attached                                                                                                       |

### 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 | Fenced, Low Maintenance Landscape, No Back Lane, Picnic Area, 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 | 3               |
| Zoning         | Zone 25         |
| Condo Fee      | \$330           |

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Listing information last updated on June 16th, 2025 at 12:47am MDT