

## \$375,000 - 58 20 Augustine Crescent, Sherwood Park

MLS® #E4445637

**\$375,000**

2 Bedroom, 2.50 Bathroom, 1,399 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to this beautifully maintained three-storey townhome in Aspen Trails. With, 1399 sq. f.t of living space, offering 2 spacious bedrooms, 2.5 bathrooms, and a double attached garage. The versatile entry-level flex space is ideal for a home office, gym, or playroom. Upstairs, the open-concept main floor boasts a bright living room, a modern kitchen, a generous dining area, and access to a private balcony—perfect for enjoying sunny mornings. The top floor offers two large primary suites, each with its own ensuite and ample closet space. Conveniently located near parks, trails, shopping, and with easy access to Anthony Henday. Low condo fees of just \$271.74/month. Move-in ready—don't miss out!

Built in 2017

### Essential Information

MLS® #	E4445637
Price	\$375,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,399
Acres	0.00



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

### Community Information

Address	58 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	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	1

Zoning	Zone 25
Condo Fee	\$272

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 6:02am MDT