

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

MLS® #E4448057

**\$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® #         | E4448057  |
| 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    | July 16th, 2025 |
| Days on Market | 43              |

|           |         |
|-----------|---------|
| Zoning    | Zone 25 |
| Condo Fee | \$248   |

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Listing information last updated on August 28th, 2025 at 12:47pm MDT