

## \$385,000 - 48 20 Augustine Crescent, Sherwood Park

MLS® #E4433358

**\$385,000**

3 Bedroom, 2.50 Bathroom, 1,568 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Immaculately kept end unit in the heart of the desirable community of Aspen Trails. This charming property, meticulously maintained by its original owner, boasts a range of thoughtful upgrades that elevate its appeal + functionality. Upgrades include fridge, stove, washer, dryer, epoxy flooring in the garage making clean-up effortless + providing a polished, durable surface. Enjoy the luxury of new flooring on the stairs + upper level. The home's open-concept design fosters a sense of spaciousness + connectivity. The expansive living + dining area seamlessly flow into the kitchen, creating an ideal setting for entertaining + family gatherings. This beautiful home is more than just a property; it's a place where lasting memories can be formed. Low maintenance requirements, it's perfect balance of convenience + comfort. Other Upgrades, AC, Fireplace, garage heater, and window coverings. Whether you're starting a family or looking for a welcoming community to settle into, this home can be your sanctuary.

Built in 2017

### Essential Information

MLS® # E4433358

Price \$385,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	48 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	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	1
Zoning	Zone 25
Condo Fee	\$277

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Listing information last updated on May 1st, 2025 at 6:47am MDT