

## \$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 |
|----------|-------------|

|                   |   |
|-------------------|---|
| 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 1:47am MDT