

## \$375,000 - 50 20 Augustine Crescent, Sherwood Park

MLS® #E4453162

**\$375,000**

2 Bedroom, 2.50 Bathroom, 1,551 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to The Gardens in Aspen Trails! Step inside this stylish townhouse and youâ€™re greeted by a welcoming foyer with convenient access to your double attached garage and a cozy flex living spaceâ€”perfect for a home office or reading nook as well as a storage area. Head upstairs to the main living area, where the open-concept design connects the bright living room, dining space, and a modern kitchen with ample cabinetry, a pantry, and room to entertain. A powder room completes this level for guestsâ€™ convenience. A balcony off of the second floor provides a great space for relaxation or morning coffee. The top floor is designed for comfort, featuring two spacious primary suites, each with its own walk-in closet and private 4-piece ensuite, offering flexibility for guests or a roommate. Laundry is conveniently located on this floor as well, making day-to-day living a breeze. This home combines thoughtful layout, modern finishes, and an unbeatable location close to trails, parks, and all amenities.

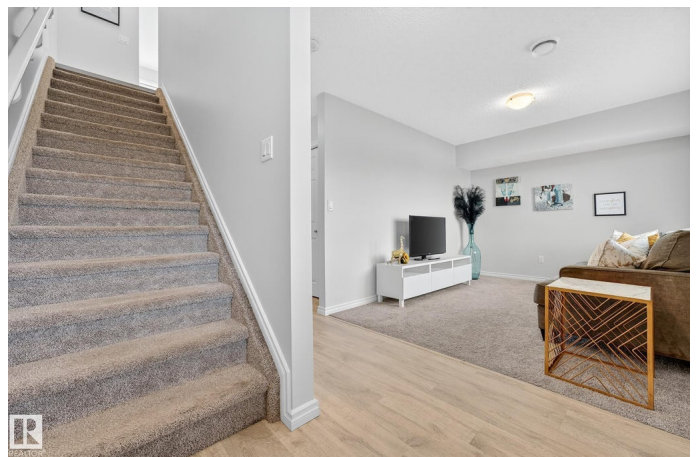
Built in 2017

### Essential Information

MLS® # E4453162

Price \$375,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,551             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 50 20 Augustine Crescent |
| Area        | Sherwood Park            |
| Subdivision | Aspen Trails             |
| City        | Sherwood Park            |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8H 0Z8                  |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Deck |
| Parking   | Double Garage Attached                    |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave 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                      August 15th, 2025  
Days on Market                6  
Zoning                              Zone 25  
Condo Fee                        \$275

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