

## \$389,900 - 8 21 Augustine Crescent, Sherwood Park

MLS® #E4444070

**\$389,900**

2 Bedroom, 2.50 Bathroom, 1,498 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to this well-maintained duplex with a sought-after WALKOUT basement & a spacious, functional layout. The front entrance opens into a large foyer leading to the heart of the home - a beautifully designed kitchen featuring granite countertops, sit-up island with dual sinks & stainless steel appliances. Laminate flooring runs throughout the open-concept main floor, where the kitchen flows into the dining area & cozy living room, complete with an electric fireplace & mantel. A 2pc powder room rounds out the main level. From the dining area, step out onto the rear deck equipped with a natural gas BBQ hookup. Upstairs, you'll find 2 spacious primary bedrooms, each offering its own 4pc ensuite with granite countertops and walk-in closets - both fit king-size beds. A laundry room & a bonus area, ideal for a home office, complete the upper level. Additional features include air conditioning, a WALKOUT basement ready for future development & a large double attached garage. Great location near all amenities.

Built in 2017

### Essential Information

MLS® # E4444070

Price \$389,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,498             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8 21 Augustine Crescent |
| Area        | Sherwood Park           |
| Subdivision | Aspen Trails            |
| City        | Sherwood Park           |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8H 0X4                 |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Air Conditioner, Deck, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                        |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Mantel, Tile Surround                                                                                             |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Fenced             |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 40              |
| Zoning         | Zone 25         |
| Condo Fee      | \$328           |

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 August 3rd, 2025 at 6:47pm MDT