

## \$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	35
Zoning	Zone 25
Condo Fee	\$328

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