

\$388,800 - 44 21 Augustine Crescent, Sherwood Park

MLS® #E4458510

\$388,800

3 Bedroom, 2.50 Bathroom, 1,432 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Affordable elegance in this bright and spacious duplex!! Step into this beautifully maintained 3 bedroom, 2.5 bath home in sought after Aspen Trails. An airy and open main floor captures natural lighting and features a gas fireplace, sleek stainless steel appliances, granite countertops, large island, corner pantry and lovely open concept layout. Upstairs you'll love the cozy bonus room! The generous primary suite features large windows, walk in closet and 4 piece ensuite. Two additional bedrooms, second full bathroom and LAUNDRY complete the upstairs!! This END UNIT shines with it's beautiful landscaping and quiet outdoor living space!! Enjoy your morning coffee on the covered front porch or enjoy a sunny afternoon on the back deck!! With snow shoveling and lawn maintenance taken care of, all you need to do is move in and enjoy!!

Built in 2017

Essential Information

MLS® #	E4458510
Price	\$388,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,432



Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	44 21 Augustine Crescent
Area	Sherwood Park
Subdivision	Aspen Trails
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0X4

Amenities

Amenities	Deck, Front Porch, No Animal Home, No Smoking Home
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
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Days on Market	4
Zoning	Zone 25
Condo Fee	\$330

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Listing information last updated on September 23rd, 2025 at 8:47pm MDT