



20 AUGUSTINE Crescent 46 Sherwood Park AB

\$354,900

Located in the desirable community of Aspen Trails, this home offers the perfect blend of convenience and charm. Enjoy nearby restaurants, abundant shopping amenities, scenic walking trails, and the benefits of low-maintenance community living. The double garage on the main level leads to a versatile flex area, ideal for use as a playroom, office, craft room, or TV space—the possibilities are endless! On the second floor, the open-concept living, dining, and kitchen area includes a powder room and balcony, perfect for morning coffee's. The kitchen boasts ample cupboard and counter space, plus an eat-up island, perfect for entertaining. Upstairs, you'll find the primary suite with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and a 4-piece bath. Not to be forgotten are the amazing WEST FACING VIEWS of Centennial Park from your living room & primary bedroom, and CENTRAL A/C. Don't miss this opportunity to call Sherwood Park home with low condo fees of \$249.56!

Listing Presented By:



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