



Sherwood Park

#8 21 Augustine CR

Aspen Trails
T8H 0X4

LP: SP:

\$389,900

M

Listing ID #

E4444070

Building Type

Half Duplex

Style

2 Storey

Year Built

2017

Full Baths

2

Half Baths

1

Total Baths

2.1

Tot Flr AG SqFt

1,498.03

Sold Date

Bedrooms Above

2

Bedrooms Total

2

Basement

Full

Basement Dev

Unfinished

Tot Flr AG SqM

139.17

ACTIVE

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.

Directions

Living Room	4.01x3.12	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.84x3.14	M	Bedroom 4			1	2	M	No	Main		
Kitchen	3.04x2.67	M	Laundry Room	1.60x0.87	U	2	4	U	Yes	Upper		
Family Room						3	4	U	Yes	Above Grd		
Den						4				Lower		
Bonus Room	2.69x2.71	U				5				Below Grd		
Primary Bedrm	4.80x4.05	U				6				Tot Flr AG	139.17	1,498.03
Bedroom 2	4.82x3.67	U				7				# Finished	2	

Heat Source

Natural Gas

Heat Type

Forced Air-1

Foundation

Concrete

Roof Type

Asphalt Shingles

Exterior

Stone, Vinyl

Flooring

Carpet, Laminate Flooring

Features

Air Conditioner, Deck, Natural Gas BBQ Hookup

Construction

Wood Frame

Basement

Full / Unfinished

Separate Ent

2nd Suite

No

Garage Suite

Garden Suite

Lot Shape

Lot Size SqM

Zoning

Tax Amount

\$2,748.39 / 2024

Conform Type

Conform Year

Goods Incl

Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings

Goods Excl

Permit By Seller

Permit

Permit

Front Exposure

South

F x D (m)

x

Warranty

Fireplace

Yes

FP Fuel

Gas

FP Type

Mantel, Tile Surround

HOA Y/N

No

HOA Fee/Schd

/

HOA Fee Incls

Site Features

Fenced

Parking

Double Garage Attached

Road Access	Paved Driveway to House	Park Encl/Tot	/	Garage Dim	
Condo Name	Elements at Aspen Trails	Floor Location		Floor#	
Condo Fee	\$328.27	#Floors in Build		Elevator	
Fee Includes	Exterior Maintenance, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution	Balcony/Terrace		Min Age	
		Titled Storage	No		
		Parking Type	N/A		
		Unit Exposure			