# \$294,000 - 1404 2 Augustine Crescent, Sherwood Park

MLS® #E4445891

#### \$294,000

2 Bedroom, 2.00 Bathroom, 948 sqft Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

CORNER UNIT!! SOUTHEAST FACING!! WRAP AROUND BALCONY!! Welcome to the forth floor in Aspen Park! This amazing, bright & sunny END UNIT is perfect for YOU! Featuring two large bedrooms and 2 bathrooms! Large front entryway boasting with storage and insuite laundry. The kitchen has modern espresso cabinets, stainless steel appliances and a picture perfect island. There is space for a dining area and the living room is grand and covered with great hardwood floors. Let's chat about the BALCONY...It's a corner unit so essentially you're getting TWO balconies and it has a natural gas hook up! Both bedrooms are very fair sized and the whole place is loaded with windows. The master bedroom has a 3 piece ensuite and a great walk in closet. Condo fees include heat & water and there is a little fitness center in the building! This well desired condo is move in ready! Welcome home!

Built in 2015

#### **Essential Information**

MLS®#

E4445891

Price

\$294,000

Bedrooms

2

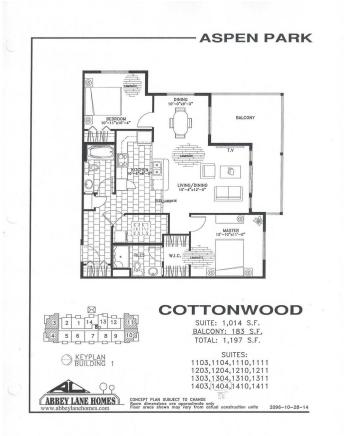
**Bathrooms** 

2.00

Full Baths

2





Square Footage 948
Acres 0.00
Year Built 2015

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 1404 2 Augustine Crescent

Area Sherwood Park
Subdivision Aspen Trails
City Sherwood Park

County ALBERTA

Province AB

Postal Code T8H 0X8

#### **Amenities**

Amenities See Remarks

Parking Stall

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1
Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Shopping Nearby, View City

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 73

Zoning Zone 25

Condo Fee \$443



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 September 14th, 2025 at 2:32pm MDT