

## \$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