

## \$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!!**

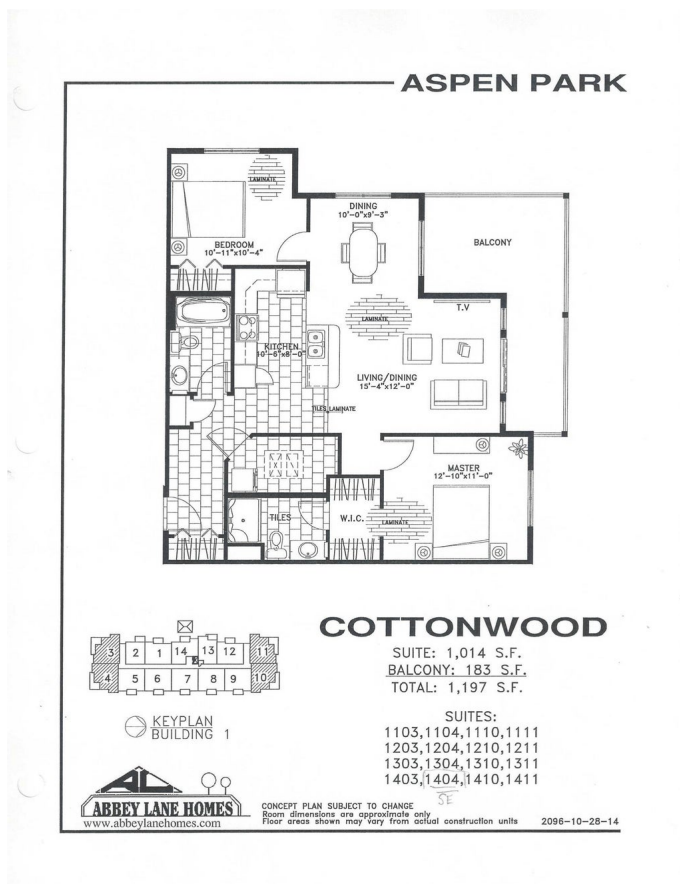
**WRAP AROUND BALCONY!!** Welcome to the forth floor in Aspen Park! This amazing, bright & sunny END UNIT is perfect for YOU!

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 86  
Zoning Zone 25  
Condo Fee \$443



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