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

MLS® #E4445891

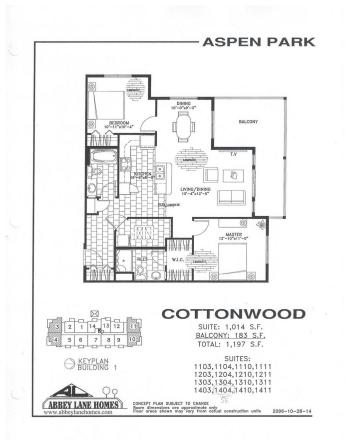
#### \$294,000

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
Туре	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	55
Zoning	Zone 25
Condo Fee	\$443



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Listing information last updated on August 27th, 2025 at 12:47am MDT