

\$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

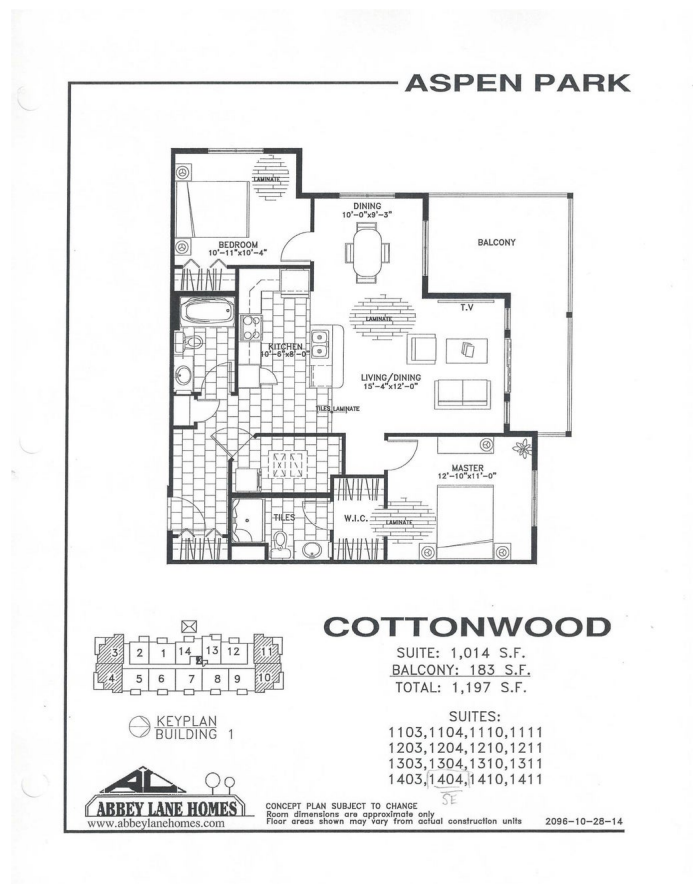
Aspen Trails, Sherwood Park, AB

**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 69
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 9th, 2025 at 10:47pm MDT