

## \$248,800 - 2316 4 Augustine Crescent, Sherwood Park

MLS® #E4420776

**\$248,800**

2 Bedroom, 2.00 Bathroom, 792 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Welcome to Aspen Park Condo, located conveniently at the highly sought after community of Aspen Trails in Sherwood Park. This 2 bedroom 2 bath unit is spacious enough whether you are looking for a starter home or looking to invest. This unit also features granite countertops all throughout the kitchen and washroom. Also featuring a walk-in closet in the primary bedroom. Not to mention a gym in the building. The complex is also very close to parks, shopping and many more amenities. Conveniently accessible to and from HWY 16 and Anthony Henday.

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4420776               |
| Price          | \$248,800              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 792                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2316 4 Augustine Crescent |
| Area        | Sherwood Park             |
| Subdivision | Aspen Trails              |
| City        | Sherwood Park             |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T8H 0X8                   |

## Amenities

|           |   |
|-----------|---|
| Amenities | Exercise Room, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 72                 |
| Zoning         | Zone 25            |
| Condo Fee      | \$353              |

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