

## \$299,900 - 2404 4 Augustine Crescent, Sherwood Park

MLS® #E4427744

**\$299,900**

2 Bedroom, 2.00 Bathroom, 953 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Gorgeous TOP (Nine foot ceilings) floor executive apartment with Espresso cabinets and granite countertops! Ensuite laundry and 2 titled parking stalls. Wrap around deck with SW exposure and roughed in for A/C....Beautiful!! Propane BBQ's only. No pet bulding

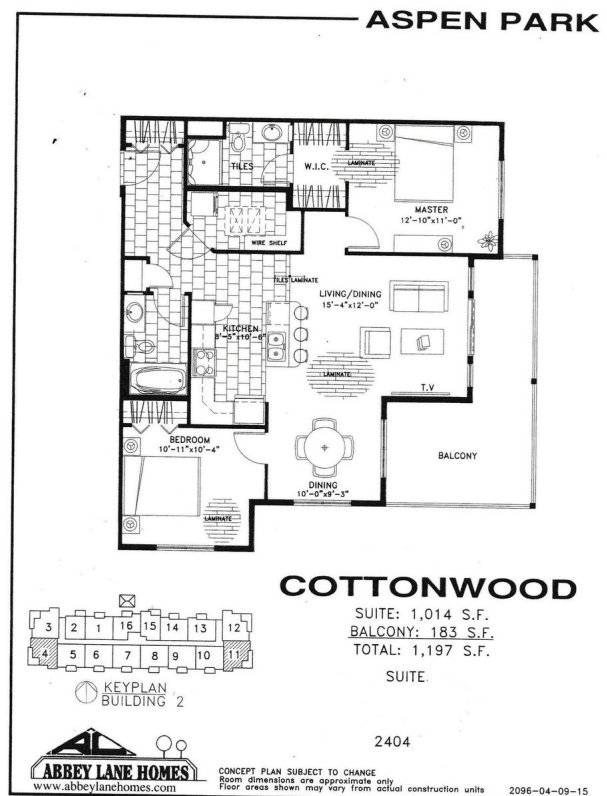
Built in 2015

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4427744               |
| Price          | \$299,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 953                    |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2404 4 Augustine Crescent |
| Area        | Sherwood Park             |
| Subdivision | Aspen Trails              |



|             |               |
|-------------|---------------|
| City        | Sherwood Park |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8H 0X8       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Exterior Walls- 2"x6", No Animal Home, Parking-Plug-Ins, Parking-Visitor, Rental Pool Option |
| Parking   | 2 Outdoor Stalls   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Asphalt, Stone, Vinyl   |
| Exterior Features | Cul-De-Sac, Flat Site, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Asphalt, Stone, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 158              |
| Zoning         | Zone 25          |
| Condo Fee      | \$463            |

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Listing information last updated on September 1st, 2025 at 4:47pm MDT