

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

MLS® #E4445891

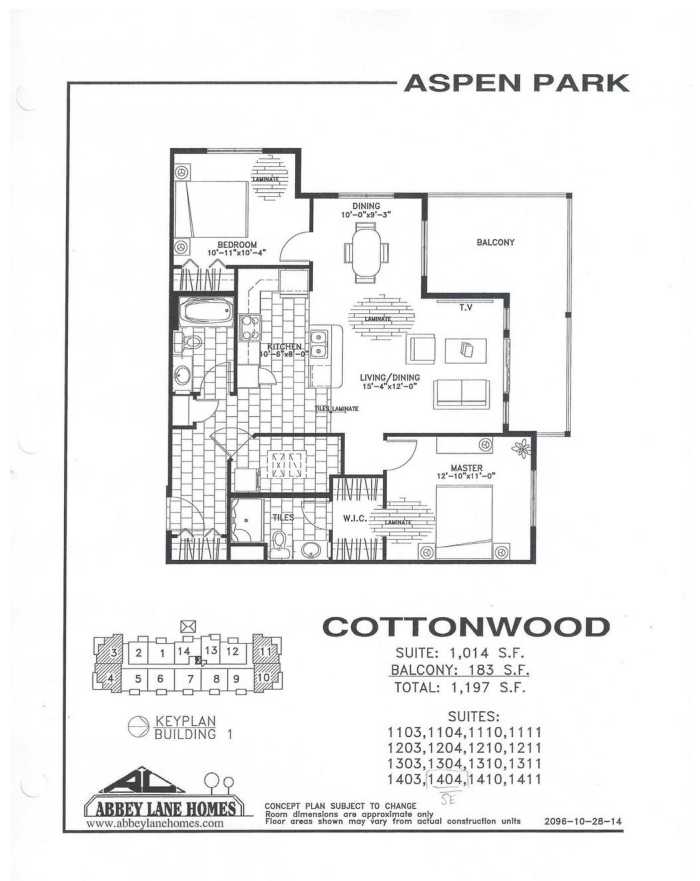
**\$294,000**

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
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Days on Market 62  
Zoning Zone 25  
Condo Fee \$443



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Listing information last updated on September 3rd, 2025 at 6:02pm MDT