

## \$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

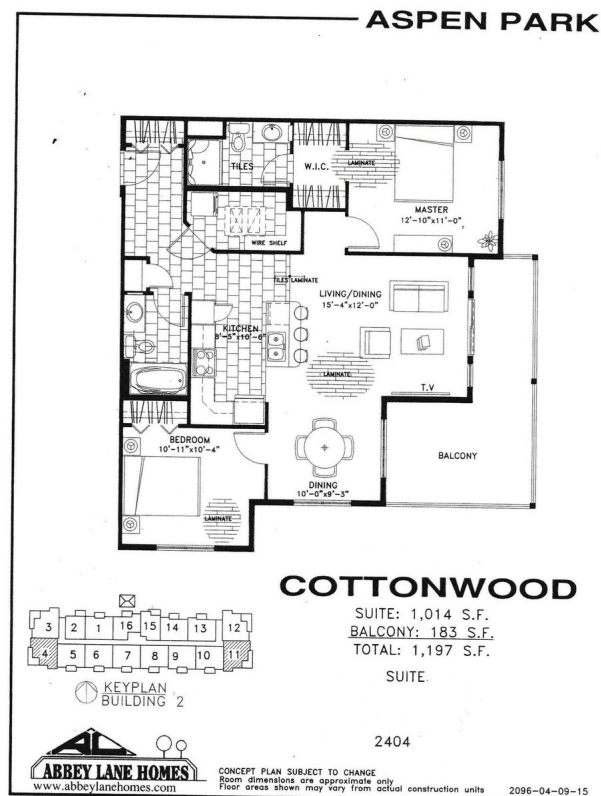
Built in 2015

### 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	24
Zoning	Zone 25
Condo Fee	\$463

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 April 20th, 2025 at 11:32am MDT