

## \$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	75
Zoning	Zone 25
Condo Fee	\$353

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 22nd, 2025 at 1:32am MDT