

Courtesy Of Bob Maskell Of Royal LePage Arteam Realty

# \$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



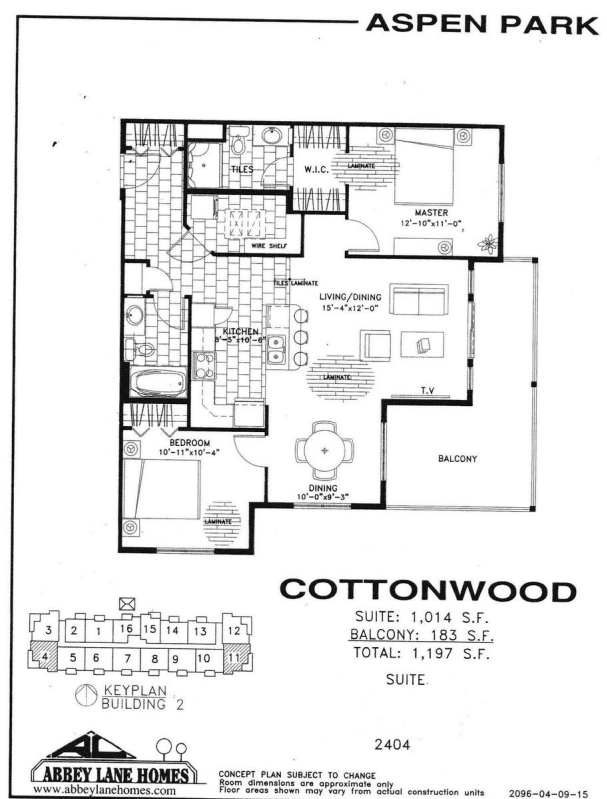
Built in 2015

## 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 13  
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 9th, 2025 at 7:32pm MDT