

\$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	71
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 18th, 2025 at 6:32am MDT