

## \$269,900 - 3205 6 Augustine Crescent, Sherwood Park

MLS® #E4427089

**\$269,900**

2 Bedroom, 2.00 Bathroom, 840 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Aspen Park Condos 2015 built in a very well maintained complex and very well managed in the neighborhood of Aspen Trails. This clean 2nd floor, 2 bedroom unit has in-suite laundry/storage, and nicely upgraded. All the appliances are included in the sale. The floor plan is very open with a open kitchen island. The unit has a 4 piece main bathroom and 3 piece ensuite. This complex has affordable condo fees that includes heat & water. Nicely located close to schools, transportation, shopping, restaurants, and so much more. Take a look you won't be disappointed. This immaculate well maintained condo is ready to welcome its new owner. Just a short drive to highway 16 and the Anthony Henday.

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4427089          |
| Price          | \$269,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 840               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3205 6 Augustine Crescent |
| Area        | Sherwood Park             |
| Subdivision | Aspen Trails              |
| City        | Sherwood Park             |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T8H 8H0                   |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 44               |
| Zoning         | Zone 25          |
| Condo Fee      | \$378            |

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 May 3rd, 2025 at 9:31pm MDT