



Sherwood Park
#2314 4 AUGUSTINE CR

Aspen Trails LP: \$269,000
T8H 0X8 SP: 

Listing ID # E4467938
Building Type Lowrise Apartment
Style Single Level Apartment
Year Built 2015
Full Baths 2
Half Baths 0
Total Baths 2.0
Tot Flr AG SqFt 847.88

Sold Date
Bedrooms Above 2
Bedrooms Total 2
Basement None
Basement Dev No Basement
Tot Flr AG SqM 78.77

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Light & Bright! Immaculate 2 bedroom, 2 full bath condo in the well-managed complex of Aspen Park Condos. Take the elevator up to your mint condition unit. The kitchen is well appointed with ceramic tile flooring, a spacious, clean kitchen with granite counters, stainless appliances, espresso cabinetry & pantry. Light flows into the dining & living room area with laminate flooring, from a full wall of windows & patio door leading to the large balcony. There are 2 large bedrooms, on opposite ends of the unit for optimal privacy & quiet, with 2 full baths. The primary suite is large enough for a king bed, and has a walkthrough closet to the ensuite. You'll never share machines again with your handy in-suite washer & dryer, with storage. This is a no smoking, no pet complex and is so clean! There's an exercise room & reasonable condo fees incl heat and water. All well-located in the Aspen Trails neighbourhood with great access to walking trails, shopping and much more.

Directions

Living Room	3.59x2.85	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.38x2.17	M	Bedroom 4	1	4	M	No	Main	78.77	847.88
Kitchen	5.53x2.64	M		2	3	M	Yes	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	3.52x3.24	M		6				Tot Flr AG	78.77	847.88
Bedroom 2	3.71x2.98	M		7				# Finished	1	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Stone, Vinyl
Flooring Ceramic Tile, Laminate Flooring
Features Exercise Room

Construction Wood Frame
Basement None / No Basement
Separate Ent
2nd Suite Permit By Seller
Garage Suite Permit
Garden Suite Permit
Lot Shape Front Exposure North
Lot Size SqM F x D (m) x
Zoning
Tax Amount \$1,852.32 / 2025
Conform Type
Conform Year

Goods Incl Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings

Goods Excl

Warranty

Fireplace
FP Fuel
FP Type

Site Features Public Transportation, Schools, Shopping Nearby

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Stall

Road Access Paved

Park Encl/Tot / **Garage Dim**

Condo Name Aspen Park Condos
Condo Fee \$396.86 **Fee Schedule** Monthly
Fee Includes Amenities w/Condo, Caretaker, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer, Land/Snow Removal Common

Floor Location Other **Floor#** 3
#Floors in Build 4 **Elevator** Yes
Balcony/Terrace Yes **Min Age**
Titled Storage No
Parking Type Titled
Unit Exposure N