



Sherwood Park

#2216 4 AUGUSTINE CR

Aspen Trails

T8H 0X8

LP:

SP:

\$259,000



ACTIVE

Listing ID # E4473470
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 788.89

Sold Date
Bedrooms Above 2
Bedrooms Total 2
Basement None
Basement Dev No Basement
Tot Flr AG SqM 73.29

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

Mint Condition!! You'll love this 2 bedroom, 2 full bath condo in the well-managed Aspen Park complex. Take the elevator up to your light & bright unit & step inside! You'll find ceramic tile flooring, and a gorgeous, clean kitchen with granite counters, black appliances & dramatic espresso cabinetry. The plan is modern and open to the dining & living room area with laminate flooring, and a full wall of windows & patio door leading to your ample balcony. There are 2 large bedrooms, on opposite ends of the unit for optimal privacy & quiet, with 2 full well-appointed baths. The primary suite is large enough for a king bed & 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! Reasonable condo fee incl heat & water. Well-located in the Aspen Trails neighbourhood - great access to walking trails, shopping and much more - you'll definitely want to have a look at this one!

Directions

Living Room	3.75x3.64	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.17x2.16	M	Bedroom 4	1	4	M	No	Main	73.29	788.89
Kitchen	2.65x2.24	M		2	3	M	Yes	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	4.15x3.23	M		6				Tot Flr AG	73.29	788.89
Bedroom 2	3.77x3.03	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, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Rental Pool Option

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 \$1,696.73 / 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

HOA Y/N No

HOA Fee/Schd /

HOA Fee Incls

Site Features Public Transportation, Schools, Shopping Nearby

Parking Stall

Road Access Paved

Park Encl/Tot / **Garage Dim**

Condo Name	Aspen Park Condos	Floor Location	Other	Floor#	2
Condo Fee	\$370.40	Fee Schedule	Monthly	#Floors in Build	4
Fee Includes	Amenities w/Condo, Caretaker, Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer, Land/Snow Removal Common			Balcony/Terrace	Yes
		Titled Storage	No	Min Age	
		Parking Type	Titled		
		Unit Exposure	N		