



Sherwood Park **Aspen Trails LP: \$250,000**
 #2216 4 AUGUSTINE CR T8H 0X8 SP: M

Listing ID # E4482597 **ACTIVE**
Building Type Lowrise Apartment
Style Single Level Apartment **Sold Date**
Year Built 2015 **Bedrooms Above** 2
Full Baths 2 **Bedrooms Total** 2
Half Baths 0 **Basement** None
Total Baths 2.0 **Basement Dev** No Basement
Tot Flr AG SqFt 788.89 **Tot Flr AG SqM** 73.29

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

Investor Alert! 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, 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. Optional rental pool for hands-off investment - professionally managed for you!

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 **Construction** Wood Frame
Heat Type Forced Air-1 **Basement** None / No Basement
Foundation Concrete **Separate Ent**
Roof Type Asphalt Shingles **2nd Suite** **Permit By Seller**
Exterior Stone, Vinyl **Garage Suite** **Permit**
Flooring Ceramic Tile, Laminate Flooring **Garden Suite** **Permit**
Features Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Rental Pool Option **Lot Shape** **Front Exposure** North
Goods Incl Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings **Lot Size SqM** **F x D (m)** x
Goods Excl **Zoning**
Warranty **Tax Amount** \$1,696.73 / 2025
Fireplace **Conform Type**
FP Fuel **Conform Year**
FP Type
HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Site Features Public Transportation, Schools, Shopping Nearby

Parking Stall

Road Access Paved

Condo Name	Aspen Park Condos	Floor Location	Other	Floor#	2
Condo Fee	\$381.51	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
				Parking Type	Titled
				Unit Exposure	N