

## **\$319,900 - 3403 6 Augustine Crescent, Sherwood Park**

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MLS® #E4434516

**\$319,900**

2 Bedroom, 2.00 Bathroom, 954 sqft

Condo / Townhouse on 0.00 Acres

Aspen Trails, Sherwood Park, AB

Gorgeous top floor 2 bedroom 2 bathroom modern apartment features granite counters, all black kitchen appliances, dark mocha cabinets and 9 foot ceilings. Each unit is roughed in for A/C and this unit has a wrap around deck. Stacking washer and dryer in suite and 2 titled parking stalls with plug ins. Great location near all types of shopping and public transit.

Built in 2015

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4434516               |
| Price          | \$319,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 954                    |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|         |                           |
|---------|---------------------------|
| Address | 3403 6 Augustine Crescent |
| Area    | Sherwood Park             |



|             |               |
|-------------|---------------|
| Subdivision | Aspen Trails  |
| City        | Sherwood Park |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8H 0X8       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | 2 Outdoor Stalls   |

### Interior

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

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Hardie Board Siding |
| Exterior Features | Landscaped                |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Hardie Board Siding |
| Foundation        | Concrete Perimeter        |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 4             |
| Zoning         | Zone 25       |
| Condo Fee      | \$441         |

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Listing information last updated on May 9th, 2025 at 4:32pm MDT