

## \$265,900 - 3205 6 Augustine Crescent, Sherwood Park

MLS® #E4445263

**\$265,900**

2 Bedroom, 2.00 Bathroom, 969 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 hardwood floor and ceramic tile floors, in-suite laundry/storage, and nicely upgraded. All the appliances are included in the sale. The floor plan is very open and bright with a open kitchen island style. 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. This condo is in showroom condition and shows a 10 out of 10

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445263  |
| Price          | \$265,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 969       |
| 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    | July 2nd, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 25        |

Condo Fee                \$378

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Listing information last updated on July 16th, 2025 at 8:02pm MDT