

## \$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	1
Zoning	Zone 25

Condo Fee                \$378

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 3rd, 2025 at 10:18am MDT