

## \$309,900 - 3403 6 Augustine Crescent, Sherwood Park

MLS® #E4434516

**\$309,900**

2 Bedroom, 2.00 Bathroom, 950 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. Million dollar view from the top floor home.

Built in 2015

### Essential Information

MLS® #	E4434516
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	950
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	38
Zoning	Zone 25
Condo Fee	\$441

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 June 12th, 2025 at 9:17am MDT