Condo | **#3106 6 AUGUSTINE CR** | **ACTIVE** | **LP: $264,900**



E4515708 | **SP:**

Region	Strathcona	**Building Type**	Lowrise Apartment
Area/City	Sherwood Park	**Style**	Single Level Apartment
Community	Aspen Trails	**Year Built**	2015
Postal Code	T8H 0X8	**Effective Year Built**	
Tax Amount / Year	$1,844.92 / 2025		

Full Bath on Main	Yes	**Total Floor Area SF**	876.30	**Total Floor Area m2**	81.41
Half Baths	0	**Total Bedrooms**	2	**Additional Rooms**	0
Full Baths	2	**Beds Above Grade**	2	**Other Rooms**	Laundry Room
Total Ensuites	1	**Rooms Above Grade**	6		

Welcome to Aspen Park Condos and this beautifully maintained main-floor condo, offering exceptional privacy and a peaceful setting overlooking green space. This bright 2 bedroom unit features an open-concept kitchen, living room and eating area, complete with granite countertops, pantry, microwave, hood fan, fridge, stove and dishwasher. The spacious family room and bedrooms feature laminate flooring, while the bathrooms and kitchen are finished with tile. The primary bedroom easily accommodates a king-size bed and offers a walk-through closet leading to a 3pc ensuite with granite countertops. The second bedroom is also generously sized, with a 4pc main bathroom featuring granite countertops. Enjoy your private balcony overlooking the beautiful green space, perfect for relaxing outdoors. A private in-suite laundry room provides plenty of additional storage. Complete with one titled parking stall, this condo is in a desirable area and shows exceptionally well. An outstanding 10 out of 10!

Front Exposure	East	**Basement**	None
Property Condition		**Basement Development**	No Basement
Construction Type	Wood Frame	**Separate Entrance**	
FOUNDATION	Concrete	**Entry at Grade Level Basement**	
EXTERIOR	Stone, Vinyl	**Second Suite Y/N**	
ROOF TYPE	Asphalt Shingles	**Second Suite Permit by Seller**	
FLOORING	Ceramic Tile, Laminate Flooring	**Garage Suite Y/N**	
HEATING TYPE	Fan Coil	**Garage Suite Permit by Seller**	
HEATING SOURCE	Natural Gas	**Garden Suite Y/N**	
Fireplace Y/N		**Garden Suite Permit By Seller**	
		Zero Lot Line	No
		Lot Shape	
		HOA Fee Y/N	N
		HOA Payment Schedule	
		HOA Fee Amount	
		HOA Fee Includes	

School Bus		**Days On Market**	0
Elementary School		**Sold Date**	
Junior High School			
Senior High School			

GOODS INCLUDED	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, All Window Coverings
Attached Goods Excluded	
LAUNDRY FEATURES	In Suite
Remodelled Year	
AMENITIES/FEATURES	Exercise Room, Parking-Visitor, Patio
SITE INFLUENCES	Public Transportation, Shopping Nearby

Condo Name	Aspen Park Condos
Condo Type	Conventional
RESTRICTIONS	None Known
Condo Fee	$422.39
Condo Fee Payment Sched	Monthly
Minimum Age	
Property Management	Laidley Management
Property Management Phone	780-423-1516
CONDO FEE INCLUDES	Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Recreation Facility, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, Land/Snow Removal Common

Floor Number	1	**Balcony/Terrace**	Yes	**Garage Y/N**	Yes
Floor Location	Ground	**Elevator Y/N**	Yes	**Enclosed Parking**	
Total Floors (of Bldg)	4	**End Unit Y/N**		**Total Parking**	1
Total Units		**UNIT EXPOSURE**	NW	**PARKING PLAN TYPE**	Titled
				PARKING	Stall
Reserve Fund Study Y/N				**# Titled Parking Stalls**	1
Reserve Fund Amount				**# Titled Storage Units**	
Reserve Fund Date				**ROAD ACCESS**	Paved