



## 2 AUGUSTINE Crescent 1205 Sherwood Park AB

\$250,000

2beds/2baths and 2 parking stalls!! You will love this exceptional condo located in the beautiful Aspen Trails community. The 2nd flr condo is in a favourable location in the building w/east facing views of the green space and community gardens. The bright and spacious open flr plan features a gorgeous kitchen w/granite counters, eat-up bar with rm for stool seating, spacious living rm and dining area. The master suite is large enough for your king bedroom set, and offers a walkthrough closet and ensuite bath. The 2nd bedroom is spacious and across the living room area offering privacy between the two bedrooms and has the full shared bath right outside. This condo comes with a large in-suite storage/laundry rm, and large private balcony. The building offers fantastic amenities including gym, guests suite, and community garden. The condo fees include your heat and water utilities. You are perfectly located close to all amenities, transit, and the Yellowhead for easy commuting. Some photos virtually staged\*

Listing Presented By:



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