

Courtesy Of Kim Murrell-Hebert Of Century 21 Masters

# **\$244,900 - 301 40 Summerwood Boulevard, Sherwood Park**

MLS® #E4448646

**\$244,900**

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

Summerwood, Sherwood Park, AB

Immaculate, bright 2 BED/2 BATH CORNER unit in desirable Summerwood, Sherwood Park. Updated WHITE KITCHEN with GRANITE countertops perfect for entertaining family and friends. Renovations done in the last 5 years include cabinets, LVP flooring, paint, light fixtures, faucets, window coverings and S/S appliances. Primary bedroom fit for a KING/QUEEN (bed), walk through closet and three piece bath with tub. Secondary bedroom is a generous size with a mirrored closet. A three piece bath including full tub next to second bedroom. In-suite LAUNDRY, large storage room and plenty of linen closets. TWO outside stalls near front and rear entrance doors. Elevator at front entrance. An abundance of parks, walking/bike paths and shopping within walking distance. Quick possession available.

Built in 2007

## **Essential Information**

MLS® #	E4448646
Price	\$244,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,012
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	301 40 Summerwood Boulevard
Area	Sherwood Park
Subdivision	Summerwood
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0C2

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Baseboard, Natural Gas
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Davidson Creek Elementary
High	Bev Facey Community High

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	1
Zoning	Zone 25
Condo Fee	\$412

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 19th, 2025 at 4:17am MDT