

# \$190,000 - 406 40 Summerwood Boulevard, Sherwood Park

MLS® #E4431628

**\$190,000**

2 Bedroom, 2.00 Bathroom, 756 sqft

Condo / Townhouse on 0.00 Acres

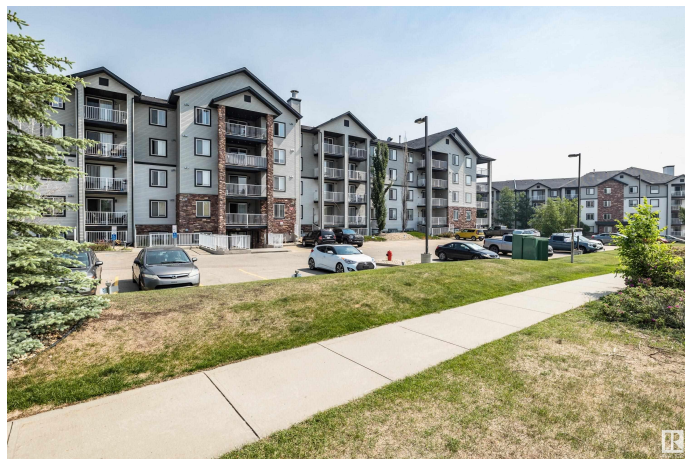
Summerwood, Sherwood Park, AB

SENSATIONAL IN SUMMERWOOD! This gorgeous Summerwood home is perfect for first-time home buyers or investors. The home is conveniently located close to schools, shopping, restaurants, a hospital, and only minutes away from Yellowhead Trail! This fantastic 2 bedrooms+den unit offers a great, private layout; the bedrooms are located at opposite ends of the unit. There is plenty of natural light and storage space in the home. The LARGE BALCONY is a great space for enjoying some sun and fresh air. IN-SUITE LAUNDRY! The parking stall is just steps away from the front door so you don't have to walk far. Located just steps away from many walking trails and wetlands. All you have to do is move in and enjoy!

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431628  |
| Price          | \$190,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 756       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2007                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 406 40 Summerwood Boulevard |
| Area        | Sherwood Park               |
| Subdivision | Summerwood                  |
| City        | Sherwood Park               |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T8H 0C2                     |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Security Door |
| Parking   | Stall                                                           |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                          |
| # of Stories      | 5                                                                                               |
| Stories           | 1                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | None, No Basement                                                                               |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                       |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Brick, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 18th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 1       |
| Zoning         | Zone 25 |
| Condo Fee      | \$315   |

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Listing information last updated on April 19th, 2025 at 2:02pm MDT