# \$234,400 - 406 42 Summerwood Boulevard, Sherwood Park

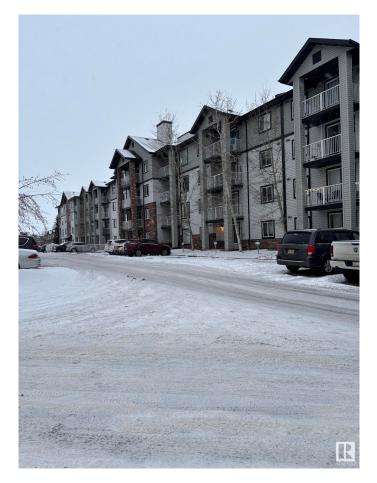
MLS® #E4420018

### \$234,400

2 Bedroom, 1.00 Bathroom, 771 sqft Condo / Townhouse on 0.00 Acres

Summerwood, Sherwood Park, AB

TOP-FLOOR, WEST-FACING, and MOVE-IN READYâ€"this TWO-BEDROOM unit in sought after Summerwood is a great opportunity for homeowners and investors alike. The open-concept layout features a well-equipped kitchen with upgraded stainless steel appliances, and plenty of counter space. The bright living area leads to a private balcony with a GAS HOOKUP. Bedrooms on opposite sides offer privacy for guests, roommates, or a home office. TITLED UNDERGROUND HEATED PARKING that fits most trucks, and thereâ€<sup>™</sup>s ample storage with entry and hallway closets plus in-suite laundry. Summerwood offers parks, trails, and wetlands while keeping you close to shopping, restaurants, and major routes like Yellowhead and Anthony Henday. Whether you're looking for a home or a smart investment, this one checks all the boxes.





Built in 2007

#### **Essential Information**

| MLS® #    | E4420018  |
|-----------|-----------|
| Price     | \$234,400 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |

| Full Baths     | 1                      |
|----------------|------------------------|
| Square Footage | 771                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Туре           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

# **Community Information**

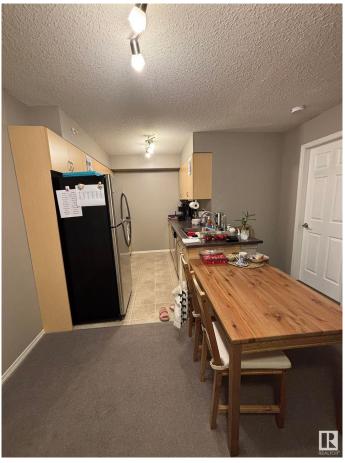
| -                 |   |
|-------------------|---|
| Address           | 406 42 Summerwood Boulevard   |
| Area              | Sherwood Park   |
| Subdivision       | Summerwood  |
| City              | Sherwood Park   |
| County            | ALBERTA   |
| Province          | AB  |
| Postal Code       | T8H 0C3   |
| Amenities         |   |
| Amenities         | Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, See Remarks                               |
| Parking Spaces    | 1   |
| Parking           | Heated, Underground, See Remarks  |
| Interior          |   |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric   |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |
| Exterior          |   |
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Deef              | Apphalt Chingles  |

Roof Asphalt Shingles

ConstructionWood, VinylFoundationConcrete Perimeter

## **Additional Information**

Date ListedFebruary 1st, 2025Days on Market78ZoningZone 25Condo Fee\$315



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Listing information last updated on April 20th, 2025 at 8:17am MDT