

# **\$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	2
Zoning	Zone 25
Condo Fee	\$315

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 April 20th, 2025 at 11:32am MDT