# \$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

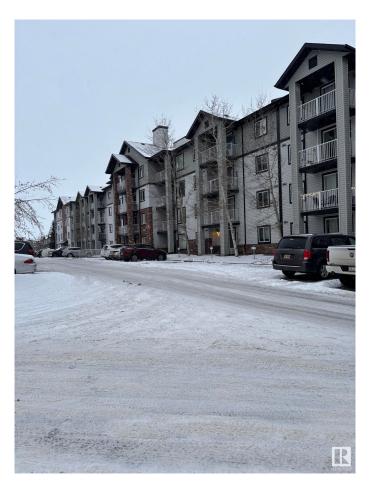
TOP-FLOOR, WEST-FACING, and MOVE-IN READYâ€"this TWO-BEDROOM unit in sought after Summerwood is a great opportunity for homeowners and investors alike. The open-concept layout features a well-equipped kitchen with upgraded stainless steel appliances, and plenty of counter space. The bright living area 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 there'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

Type 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

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

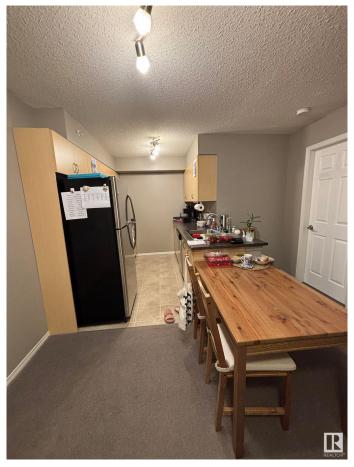
# **Additional Information**

Date Listed February 1st, 2025

Days on Market 78

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 12:32am MDT