

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 8:02am MDT