

# \$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 READY—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	89
Zoning	Zone 25
Condo Fee	\$315



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