

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

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Listing information last updated on July 19th, 2025 at 2:17pm MDT