

# **\$212,500 - 111 40 Summerwood Boulevard, Sherwood Park**

MLS® #E4456849

**\$212,500**

2 Bedroom, 2.00 Bathroom, 1,045 sqft

Condo / Townhouse on 0.00 Acres

Summerwood, Sherwood Park, AB

2 bedroom plus den located close to shopping, transportation, Hospital and walking trails! This freshly painted unit comes with 2 parking stalls one of which is right beside the visitors parking. Well thought out floor plan has the bedrooms on opposite sides of the unit and 2 full bathrooms its perfect for roommate or a rental. The large den can be used as an office, formal dining or a second sitting room. Open concept unit has a gourmet kitchen equipped with stainless steel appliances and a large island with eating bar (Brand new fridge to be installed). The master has a large walk through closet leading to a full 4 piece bath. There is luxury vinyl plank just installed throughout the unit and baseboards are newer as well. The laundry/storage room is quite large and could be used as a pantry also. The private patio is off the living room and perfect for relaxing and BBQs.

Built in 2007

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4456849  |
| Price     | \$212,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,045                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 111 40 Summerwood Boulevard |
| Area        | Sherwood Park               |
| Subdivision | Summerwood                  |
| City        | Sherwood Park               |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T8H 0C3                     |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door |
| Parking Spaces | 2                                                                           |
| Parking        | 2 Outdoor Stalls                                                            |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                             |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Brick, Vinyl                                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 9th, 2025  
Days on Market                56  
Zoning                              Zone 25  
Condo Fee                        \$451

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 November 3rd, 2025 at 11:02pm MST