

# **\$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 | 91                 |
| Zoning         | Zone 25            |
| Condo Fee      | \$315              |



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Listing information last updated on May 3rd, 2025 at 11:47am MDT