

\$295,000 - 85 11 Cloverbar Lane, Sherwood Park

MLS® #E4429986

\$295,000

3 Bedroom, 2.50 Bathroom, 1,434 sqft

Condo / Townhouse on 0.00 Acres

Summerwood, Sherwood Park, AB

1,400 sqft immaculate Sherwood Park Townhouse, with VERY low Condo Fees, is only a 3 minute drive to the Hospital! Walking distance to the Italian Centre, Starbucks, Tim Hortons, plus a Walmart and countless Restaurants; the location is unparalleled!! Nestled in the highly sought after Community of Summerwood, right off of Yellowhead Trail, this sprawling townhouse offers a very unique layout. There are 3 very generously sized bedrooms upstairs, 2 full baths and even a laundry area; all on one floor!. The true pièce de résistance though, not normally found in a Townhouse, is the large South Facing Patio, on the Upper Level, with French style doors. This bonus patio is a spectacularly inviting space to spend time watching the sunrise with a coffee and pastry from the Italian Centre. The main floor is open, bright and modern; the kitchen includes a large breakfast bar! If you're a First Time Buyer or even looking for a Property with less Maintenance, but not less space; this is the rare gem for you!!

Built in 2007

Essential Information

MLS® # E4429986

Price \$295,000

Bedrooms 3



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,434 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 85 11 Cloverbar Lane |
| Area | Sherwood Park |
| Subdivision | Summerwood |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8H 0C4 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, No Animal Home, No Smoking Home, Parking-Visitor, Rooftop Deck/Patio |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Flat Site, No Back Lane, No Through Road, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 9 |
| Zoning | Zone 25 |
| Condo Fee | \$317 |

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