

## \$299,900 - 11 11 Clover Bar Lane, Sherwood Park

MLS® #E4432980

**\$299,900**

4 Bedroom, 2.50 Bathroom, 1,442 sqft

Condo / Townhouse on 0.00 Acres

Summerwood, Sherwood Park, AB

Welcome to this beautiful townhouse offering 1440sqft above grade, featuring 4 bedrooms and 2.5 bathrooms in the desirable Summerwood community. The unique layout features a garage and entry on the main level, leading to an open-concept second floor with a spacious eat-in kitchen that comfortably seats 7. Step out onto the west-facing balcony off the dining area, perfect for enjoying evening rays. The third floor offers 3 bedrooms and laundry at the end of the hall. The primary bedroom includes a walk-in closet and a 4-piece ensuite, while the second bedroom also features a walk-in closet. Don't miss the rooftop patio overlooking the lake, East facing ideal for morning relaxation. Wait there is more! Basement has another bedroom or a workout room or even a family room if you desire. Conveniently located near shopping, the hospital, schools, and the Italian Center.

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432980  |
| Price      | \$299,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,442             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, No Smoking Home, Parking-Extra, Parking-Visitor, Storage-In-Suite, Vinyl Windows, Rooftop Deck/Patio |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached   |
| Is Waterfront  | Yes  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Lake |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 25th, 2025  
Days on Market                6  
Zoning                              Zone 25  
Condo Fee                        \$317

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