

\$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	11
Zoning	Zone 25
Condo Fee	\$317

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