

## \$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	8
Zoning	Zone 25
Condo Fee	\$317

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