

## \$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            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 5:17pm MDT