

## \$304,900 - 30 11 Clover Bar Lane, Sherwood Park

MLS® #E4445911

### \$304,900

2 Bedroom, 2.50 Bathroom, 1,499 sqft

Condo / Townhouse on 0.00 Acres

Summerwood, Sherwood Park, AB

Great opportunity for first time home buyer or investor! This beautiful two bedroom and two and half bath, attached garage, with fully finished basement townhouse in Summerwood is a must! The upstairs features primary bedroom with large walk-in closet, second bedroom, 4 piece bathroom, and a laundry area with storage. The main floor showcase lots of natural light through its windows, an open concept living room, kitchen with sliding door access to the patio which is perfect for BBQ or early morning coffee in the summer time. This well maintained lovely home comes with all it's appliances, and newly installed garage opener. It is close to schools, hospital, shopping, walking trails, playgrounds, and easy access to the main highway.

Built in 2008

### Essential Information

MLS® #	E4445911
Price	\$304,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,499
Acres	0.00



Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	30 11 Clover Bar Lane
Area	Sherwood Park
Subdivision	Summerwood
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0C4

### **Amenities**

Amenities	Patio
Parking	Front Drive Access, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ecole Campbelltown
Middle	Clover Bar Junior High

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	47
Zoning	Zone 25
Condo Fee	\$317

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