

# **\$239,900 - 401 40 Summerwood Boulevard, Sherwood Park**

MLS® #E4463025

**\$239,900**

2 Bedroom, 2.00 Bathroom, 988 sqft  
Condo / Townhouse on 0.00 Acres

Summerwood, Sherwood Park, AB

Welcome to Axxess PLUS @ Summerwood in the heart of Sherwood Park where this splendid 2-bedroom, 2-bathroom corner condo unit is ready to welcome its new owners. Fantastic location with all amenities just a hop away; shopping, hospital, schools, cafes, medical center, Emerald Hills Centre, Summerwood Park, PLUS so much more. You will LOVE the abundance of large windows that brings in array of natural light throughout. Great open concept layout with neutral tones aimed to please. Entertaining peninsula style eat-on countertop anchors spacious kitchen that overlooks living room with large west facing balcony (BBQ gas line). Primary suite has private walk-thru WIC to ensuite. Spacious foyer, in-suite laundry, lots of storage space, appliances, abundance of kitchen cabinetry, professionally cleaned carpets, reasonable condo fees in well maintained complex makes this opportunity a GEM purchase. Fantastic for 1st time buyers or investors. Don't let this one slip away! MUST SEE!

Built in 2007

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4463025  |
| Price  | \$239,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 988                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 401 40 Summerwood Boulevard |
| Area        | Sherwood Park               |
| Subdivision | Summerwood                  |
| City        | Sherwood Park               |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T8H 0C2                     |

### Amenities

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Detectors Smoke, Parking-Visitor, Security Door, Television Connection, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                 |
| Parking        | Stall                                                                                                             |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| # of Stories      | 5                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                             |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 25            |
| Condo Fee      | \$412              |

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 November 7th, 2025 at 6:17am MST