

# **\$169,900 - 316 40 Summerwood Boulevard, Sherwood Park**

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MLS® #E4459563

**\$169,900**

1 Bedroom, 1.00 Bathroom, 554 sqft  
Condo / Townhouse on 0.00 Acres

Summerwood, Sherwood Park, AB

Welcome to the Summerwood Axxes condos with a floor plan that has an open concept with a large living space and kitchen that has appliances, cabinets for maximum storage and a double sink. Both kitchen and living room open to a south balcony to enjoy the outdoors. The primary bedroom is designed with a mirrored closet for easy access to clothing and accessories and down the hall is a bathroom with a vanity and shower tub. This home offers a den, or a flex space, craft space, or a den-bedroom, a in-suite laundry closet with storage and stylish features throughout. To complete this 3rd floor home there is a parking stall near front entrance for convenience and the complex has guest parking and elevators. Near schools, parks, restaurants, shopping, public transportation, hospital, short drive to Millennium Place Rec Centre and the complex backs onto a park reserve for nature walks/bike paths. Quick possession date available

Built in 2007

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4459563  |
| Price    | \$169,900 |
| Bedrooms | 1         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 554                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 316 40 Summerwood Boulevard |
| Area        | Sherwood Park               |
| Subdivision | Summerwood                  |
| City        | Sherwood Park               |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T8H 0C2                     |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking-Visitor, Storage-In-Suite |
| Parking Spaces | 1                                 |
| Parking        | Stall                             |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                              |
| # of Stories | 4                                                                                                   |
| Stories      | 1                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | None, No Basement                                                                                   |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Composition, Vinyl                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Brick, Composition, Vinyl                                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 25th, 2025  
Days on Market                37  
Zoning                              Zone 25  
Condo Fee                        \$238



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