

## \$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 | 42             |
| Zoning         | Zone 25        |
| Condo Fee      | \$317          |

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Listing information last updated on August 15th, 2025 at 1:18pm MDT