

## \$299,900 - 76 11 Clover Bar Lane, Sherwood Park

MLS® #E4444746

**\$299,900**

3 Bedroom, 2.50 Bathroom, 1,432 sqft  
Condo / Townhouse on 0.00 Acres

Summerwood, Sherwood Park, AB

**IMMEDIATE POSSESSION! PRIDE OF OWNERSHIP! BUDGET FRIENDLY!** This 1432 sq ft 3 bed, 2.5 bath townhouse has been refreshed & ready for a new owner! Fresh paint, move in ready carpets, & plenty of room to grow. Single attached garage leads to the mudroom & closet. Second level features an open concept living space consisting of a spacious family room, massive island with ample cupboards, & generous dining room for a large table, & balcony for BBQs. 2 pce bath too! Upstairs brings 3 bedrooms, including the primary bedroom w/ 4 pce ensuite & walk in closet. Separate top level balcony for summer hangouts with your favourite book & glass of wine! Basement is unfinished but room for another bedroom or rec room / play space. Condo fees of \$317.47 cover exterior maintenance, snow removal, professional property management, & more! Well run complex with quick access to Hwy 16, walking trails & Italian Centre! Come take a look!  
\*Some photos virtually staged\*

Built in 2007

### Essential Information

MLS® #	E4444746
Price	\$299,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	76 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, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                10  
Zoning                              Zone 25  
Condo Fee                        \$317

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