

## \$260,000 - 88 11 Clover Bar Lane, Sherwood Park

MLS® #E4428143

**\$260,000**

2 Bedroom, 1.50 Bathroom, 1,090 sqft

Condo / Townhouse on 0.00 Acres

Summerwood, Sherwood Park, AB

Fabulous Location in the Heart of Summerwood! Welcome to Axxess Plus at Summerwood—a stylish and convenient place to call home. Step onto the covered veranda and into a spacious foyer that sets the tone for this inviting townhome. The generous dining area flows seamlessly into the upgraded kitchen featuring beautiful accent cabinetry. Enjoy a bright and open living room with patio doors leading to your own private patio—perfect for relaxing or entertaining. Upstairs, you'll find 2 spacious bedrooms, including a primary suite with a lovely 4-piece ensuite. Convenient upstairs laundry adds to the functionality. The unfinished basement is an open canvas, already roughed-in for a third bathroom, ready for your personal touch. Plus, enjoy the comfort of a single attached garage. This gem offers the perfect blend of comfort, style, and location—close to walking trails, parks, shopping, and quick access to major routes.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428143  |
| Price     | \$260,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,090             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 88 11 Clover Bar Lane |
| Area        | Sherwood Park         |
| Subdivision | Summerwood            |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0C4               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 27th, 2025  
Days on Market                22  
Zoning                              Zone 25  
Condo Fee                        \$317

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