

## \$299,900 - 94 11 Clover Bar Lane, Sherwood Park

MLS® #E4453466

**\$299,900**

3 Bedroom, 2.50 Bathroom, 1,378 sqft  
Condo / Townhouse on 0.00 Acres

Summerwood, Sherwood Park, AB

Welcome to this bright and cheery 3 bedroom, 2.5 bath townhouse in Summerwood! 1378 Sq.Ft. plus a single attached garage and located at the end of the interior road, so no traffic! This beautiful townhouse features a very open main floor plan with large windows allowing plenty of natural light. The large kitchen features lots of cupboard and counter space. Balcony off of the dining area plus a 2 piece bath complete this level. Upstairs there are 3 good sized bedrooms and 2 full baths including the primary bedroom with ensuite bath and walk-in closet. Laundry is conveniently located upstairs. There is an additional private rooftop balcony off the upper level as well. The basement flex space is perfect for storage, a work shop, or a large theatre room. The location is amazing, just steps to Emerald Hills shopping centres and close to public transit. If you are looking for an amazing investment or your first home, this one is definitely the one.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453466  |
| Price     | \$299,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,378             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 94 11 Clover Bar Lane |
| Area        | Sherwood Park         |
| Subdivision | Summerwood            |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0C2               |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Deck, Front Porch, No Smoking Home, Secured Parking, Storage-In-Suite |
| Parking   | Front Drive Access, Single Garage Attached                            |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 3                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 17th, 2025  
Days on Market                10  
Zoning                              Zone 25  
Condo Fee                        \$317

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