

## \$224,900 - 14 1440 Sherwood Drive, Sherwood Park

MLS® #E4441678

**\$224,900**

2 Bedroom, 1.50 Bathroom, 540 sqft

Condo / Townhouse on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

Welcome to this private, end-unit townhouse in the sought-after Summa Glen community—a hidden gem perfect for first-time homeowners or investors looking to add a rental to their portfolio! Upstairs, you'll find a stylish galley kitchen with open sightlines to a cozy living area featuring an electric fireplace for a touch of ambiance. The dining area is bright and inviting, with oversized windows that pour in natural light, and, there's a refreshed half bath for added convenience! Step out onto the spacious upper patio that overlooks tranquil greenspace—ideal for unwinding after a long day. Downstairs, discover two generously sized bedrooms, including a primary retreat with access to a screened-in lower patio—your own peaceful escape! An updated 4piece bathroom and laundry area complete the lower level. Surrounded by greenery and tucked into a serene corner of the complex, this home offers a calm, connected lifestyle with everything you need right at your doorstep! Do not miss this amazing opportunity!

Built in 1983

### Essential Information

MLS® # E4441678

Price \$224,900



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	540
Acres	0.00
Year Built	1983
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	14 1440 Sherwood Drive
Area	Sherwood Park
Subdivision	Sherwood Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4W3

### Amenities

Amenities	Deck, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite, See Remarks
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Golf Nearby, Playground Nearby,

Private Setting, Public Swimming Pool, Public Transportation, Schools,  
Shopping Nearby

Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Pine Street Elementary
Middle	Sherwood Heights JR High
High	Salisbury Composite High

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	45
Zoning	Zone 25
Condo Fee	\$366

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