

## **\$500,000 - 9 Sunflower Crescent, Sherwood Park**

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MLS® #E4441910

**\$500,000**

4 Bedroom, 3.50 Bathroom, 1,627 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Located on a quiet street in Clarkdale Meadows, this fully finished 2-storey home checks all the boxes. It offers 3+1 bedrooms, 3.5 bathrooms, and a long list of desirable features. The main floor includes hardwood flooring, a formal dining room, and a spacious kitchen with newer stainless steel appliances, oak cabinets, granite counters, an island with breakfast bar and a corner pantry. Off the dining nook, you'll find a large deck overlooking the fully landscaped yard with a storage shed and fenced gravel dog run. The living room features a gas fireplace with modern stone accents, while the basement rec room is wired with surround sound for movie nights and entertaining. Upstairs, the generous primary suite includes a walk-in closet and a 5-piece ensuite with dual sinks, a soaker tub, and a standalone shower. Additional highlights include main floor laundry, central A/C, an insulated and drywalled double attached garage, a newer hot water tank (2022) and recently replaced shingles.



Built in 2002

### **Essential Information**

MLS® #	E4441910
Price	\$500,000
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,627
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9 Sunflower Crescent
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2M2

### Amenities

Amenities	Deck, Detectors Smoke, Dog Run-Fenced In
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 25

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