

## \$509,900 - 38 Blueberry Crescent, Sherwood Park

MLS® #E4446414

**\$509,900**

3 Bedroom, 2.50 Bathroom, 1,803 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Welcome to 38 Blueberry Crescent in the heart of Sherwood Park's desirable Clarkdale Meadows! This great home sits on a quiet street in a mature neighbourhood filled with greenspaces and just minutes to schools, shopping, restaurants, parks, and more. Commuting is easy with quick access to Baseline Road and Hwy 21. The Stunning Standout tiered backyard is surrounded by mature trees for total privacy and features a ground-level built in seating firepit, more deck patio area—perfect for relaxing & entertaining. Inside, the formal living and dining rooms overlook a welcoming front verandah. The back of the home boasts a bright kitchen, breakfast nook, and spacious family room with a cozy fireplace—all with views of the Amazing Park Yard. Upstairs offers 3 bedrooms, including a spacious primary retreat with 5 pc ensuite and walk-in closet. The basement is unspoiled and ready for your vision. Great Curb Appeal and nature park outdoor space, this home blends comfort, convenience, in The Best Community Living !!

Built in 1994

### Essential Information

MLS® # E4446414

Price \$509,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,803                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 38 Blueberry Crescent |
| Area        | Sherwood Park         |
| Subdivision | Clarkdale Meadows     |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 1P6               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Front Porch, No Animal Home, Patio, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double 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   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Rolling Land, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 25        |

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Listing information last updated on July 8th, 2025 at 6:17am MDT