

## **\$625,000 - 446 Davenport Drive, Sherwood Park**

MLS® #E4449732

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,451 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Stunning newly painted Bi-Level in Clarkdale Meadows is Bright and Spacious! Steps from Clarkdale Park, this air-conditioned home is move-in ready. The main floor features vaulted ceilings, huge windows, hardwood flooring, and main floor laundry. The island kitchen includes some newer appliances and a walk-in corner pantry that opens to a breakfast nook and a cozy living room with a gas fireplace. This level also offers a primary bedroom with ensuite and a 4-piece bath. Upstairs, enjoy this flex space as another bedroom or bonus room-both will work. The finished basement adds a large rec room, one more bedroom, and a 3-piece bath with a Fiat steam shower and a kitchen space. In-floor heated and insulated triple garage with pass through to back yard. The fenced backyard has a variety of fruit trees including apple, cherry, Saskatoon and Haskap bushes and a beautiful garden space. Updates include High eff. furnace (2019), HWT (2019), central air (2021) Induction stove w/ air fryer (2022) shingles (2018)

Built in 2000

### **Essential Information**

MLS® # E4449732

Price \$625,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,451
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	446 Davenport Drive
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2E5

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 25

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Listing information last updated on July 27th, 2025 at 7:02pm MDT