

\$469,000 - 96 Blueberry Crescent, Sherwood Park

MLS® #E4456426

\$469,000

4 Bedroom, 3.00 Bathroom, 1,246 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Welcome to this 1,250 sq ft bi-level in Clarkdale Meadows offering 4 bedrooms and 3 baths. The functional kitchen opens to the eating area with access to a covered, enclosed deck. The main floor features 3 bedrooms, including a primary with gas fireplace, walk-in closet, and 3-piece ensuite, plus an additional 4-piece bath. The third bedroom is currently used as a home office with built-in desk, shelving, and drawers. The lower level boasts newer carpet, a huge family room with built-in entertainment center, bar with refrigerator, 1 bedroom, 3-piece bath, and a large laundry room with sink, cabinets, counter space, and extra storage. Outside, enjoy maintenance-free landscaping with two water features - one in the front yard and one in the back - plus storage under the deck and an attached double garage with dry storage above. A great starter home in a desirable neighborhood!

Built in 1992

Essential Information

MLS® #	E4456426
Price	\$469,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,246
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	96 Blueberry Crescent
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1R6

Amenities

Amenities	Air Conditioner, Bar, Sunroom
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Davidson Creek
Middle Lakeland Ridge
High Salisbury Comp

Additional Information

Date Listed September 5th, 2025
Days on Market 3
Zoning Zone 25

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