

## **\$499,900 - 48 Blueberry Crescent, Sherwood Park**

MLS® #E4434152

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,236 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

This home is in an ideal location, walking distance to parks & only minutes away from cafes, grocery stores, & more. It is also within minutes from Baseline & Highway 21 for your morning commute! Upon entering the home, you will love how bright & open it feels with the large entryway and vaulted ceilings. The living room/dining room is very spacious making it perfect for a growing family or entertaining guests. The kitchen has white cabinetry, stainless steel appliances & a large island. The glass doors along the back of the kitchen overlook the landscaped & fully fenced backyard. The upstairs features 2 spacious bedrooms & a large primary room with a 3pc ensuite, & a large walk-in closet with a CALIFORNIA CLOSETS organizer. The basement has a large rec room with gas fireplace, an additional den with window and closet currently being used as 4th bedroom. 4 pc bathroom. Other features include A/C, HEATED/INSULATED double garage, underground sprinklers, HE furnace, shingles (2024). Great Family Home!

Built in 1992

### **Essential Information**

MLS® # E4434152

Price \$499,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,236
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	48 Blueberry Crescent
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1P6

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Sprinkler Sys-Underground, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	10
Zoning	Zone 25

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Listing information last updated on May 12th, 2025 at 7:32pm MDT