

## **\$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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Listing information last updated on June 16th, 2025 at 2:02pm MDT