

## \$494,702 - 78 Blueberry Crescent, Sherwood Park

MLS® #E4445605

**\$494,702**

4 Bedroom, 2.00 Bathroom, 1,150 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

BEAUTIFUL 4 LEVEL SPLIT IN CLARKDALE MEADOWS...PRIVATE BACKYARD/NO NEIGHBORS BEHIND...VAULTED CEILINGS...TOTAL 4

BEDROOMS...~!WELCOME HOME!~

Youâ€™ll be surprised by how much space is packed into this great layout! Spacious living room with bay window looking out the front. Just off the living area, is the bright kitchen with island/eating bar, corner pantry, eating area, and patio doors that open onto the back deck and overlooking raised gardens. Three bedrooms on the upper level w/4pc bath. Huge primary suite has his and hers closets. Just steps down from the kitchen, you will find a cozy family room with gas fireplace, large fourth bedroom, & 3 pc bath. Newer up grades include paint, flooring and the partially developed basement which offers a great rec/play area, plenty of extra storage and laundry area. Newer shingles (2014), Newer furnace (2019). Conveniently close to all amenities. Great family home!

Built in 1992

### Essential Information

MLS® # E4445605

Price \$494,702

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	78 Blueberry Crescent
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1R6

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 3rd, 2025

Days on Market                20

Zoning                            Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 23rd, 2025 at 6:32pm MDT