

## \$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!

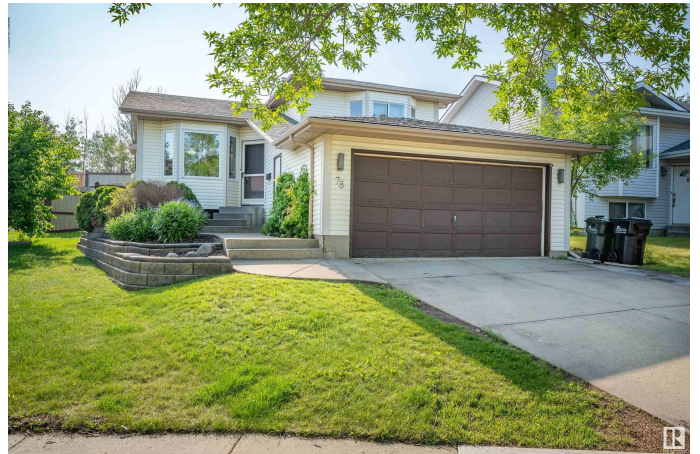
Built in 1992

### 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                48  
Zoning                              Zone 25

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