

## **\$559,900 - 14 Greenbriar Crescent, Sherwood Park**

MLS® #E4460574

**\$559,900**

4 Bedroom, 3.50 Bathroom, 2,002 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

This spacious 4-BEDROOM, 3.5-BATHROOM home in a CUL-DE-SAC is perfect for family living, offering OVER 3,000 sq. ft. of thoughtfully designed space. ALL FOUR BEDROOMS ARE LOCATED ON THE SECOND FLOOR, creating a quiet retreat away from the main living areas. The welcoming DOUBLE FRONT DOORS open to a warm layout with a FORMAL DINING ROOM and FORMAL LIVING ROOM for family meals and celebrations, while the large basement features a BAR, LOTS OF STORAGE SPACE, and room for kids to play. Step outside to a beautiful yard and a HUGE BACK DECK, ideal for summer barbecues and outdoor fun. The garage includes a convenient separate entry to the backyard, adding functionality for busy family life. Recent upgrades include 2 NEWER FURNACES and SPRAY FOAM INSULATION in the joist cavities, ensuring year-round comfort and efficiency. This ORIGINAL OWNER HOME truly shows pride of ownership, with space to grow, room to gather, a large open yard and close to schools, shopping, parks and everything you could possibly need!

Built in 1985

### **Essential Information**

MLS® #

E4460574



Price	\$559,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,002
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	14 Greenbriar Crescent
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1H8

### Amenities

Amenities	Bar, Deck, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

**Additional Information**

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

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