

## \$469,000 - 96 Blueberry Crescent, Sherwood Park

MLS® #E4456426

**\$469,000**

4 Bedroom, 3.00 Bathroom, 1,246 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Welcome to this 1,250 sq ft bi-level in Clarkdale Meadows offering 4 bedrooms and 3 baths. The functional kitchen opens to the eating area with access to a covered, enclosed deck. The main floor features 3 bedrooms, including a primary with gas fireplace, walk-in closet, and 3-piece ensuite, plus an additional 4-piece bath. The third bedroom is currently used as a home office with built-in desk, shelving, and drawers. The lower level boasts newer carpet, a huge family room with built-in entertainment center, bar with refrigerator, 1 bedroom, 3-piece bath, and a large laundry room with sink, cabinets, counter space, and extra storage. Outside, enjoy maintenance-free landscaping with two water features - one in the front yard and one in the back - plus storage under the deck and an attached double garage with dry storage above. A great starter home in a desirable neighborhood!

Built in 1992

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456426  |
| Price      | \$469,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,246                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 96 Blueberry Crescent |
| Area        | Sherwood Park         |
| Subdivision | Clarkdale Meadows     |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 1R6               |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Air Conditioner, Bar, Sunroom |
| Parking   | Double Garage Attached        |

### Interior

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

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Davidson Creek  
Middle                              Lakeland Ridge  
High                                 Salisbury Comp

**Additional Information**

Date Listed                      September 5th, 2025  
Days on Market                9  
Zoning                              Zone 25

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