

## **\$499,900 - 48 Blueberry Crescent, Sherwood Park**

MLS® #E4434152

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,236 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

This home is in an ideal location, walking distance to parks & only minutes away from cafes, grocery stores, & more. It is also within minutes from Baseline & Highway 21 for your morning commute! Upon entering the home, you will love how bright & open it feels with the large entryway and vaulted ceilings. The living room/dining room is very spacious making it perfect for a growing family or entertaining guests. The kitchen has white cabinetry, stainless steel appliances & a large island. The glass doors along the back of the kitchen overlook the landscaped & fully fenced backyard. The upstairs features 2 spacious bedrooms & a large primary room with a 3pc ensuite, & a large walk-in closet with a CALIFORNIA CLOSETS organizer. The basement has a large rec room with gas fireplace, an additional den with window and closet currently being used as 4th bedroom. 4 pc bathroom. Other features include A/C, HEATED/INSULATED double garage, underground sprinklers, HE furnace, shingles (2024). Great Family Home!

Built in 1992

### **Essential Information**

MLS® # E4434152

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,236                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 48 Blueberry Crescent |
| Area        | Sherwood Park         |
| Subdivision | Clarkdale Meadows     |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 1P6               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Sprinkler Sys-Underground, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

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

### Exterior

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

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 6             |
| Zoning         | Zone 25       |

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Listing information last updated on May 8th, 2025 at 5:02pm MDT