

\$500,000 - 9 Sunflower Crescent, Sherwood Park

MLS® #E4441910

\$500,000

4 Bedroom, 3.50 Bathroom, 1,627 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Located on a quiet street in Clarkdale Meadows, this fully finished 2-storey home checks all the boxes. It offers 3+1 bedrooms, 3.5 bathrooms, and a long list of desirable features. The main floor includes hardwood flooring, a formal dining room, and a spacious kitchen with newer stainless steel appliances, oak cabinets, granite counters, an island with breakfast bar and a corner pantry. Off the dining nook, you'll find a large deck overlooking the fully landscaped yard with a storage shed and fenced gravel dog run. The living room features a gas fireplace with modern stone accents, while the basement rec room is wired with surround sound for movie nights and entertaining. Upstairs, the generous primary suite includes a walk-in closet and a 5-piece ensuite with dual sinks, a soaker tub, and a standalone shower. Additional highlights include main floor laundry, central A/C, an insulated and drywalled double attached garage, a newer hot water tank (2022) and recently replaced shingles.

Built in 2002

Essential Information

MLS® # E4441910

Price \$500,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,627
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9 Sunflower Crescent
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2M2

Amenities

Amenities	Deck, Detectors Smoke, Dog Run-Fenced In
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 12th, 2025
Days on Market	3
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 June 15th, 2025 at 3:02pm MDT