

## \$509,900 - 38 Blueberry Crescent, Sherwood Park

MLS® #E4446414

**\$509,900**

3 Bedroom, 2.50 Bathroom, 1,803 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Welcome to 38 Blueberry Crescent in the heart of Sherwood Park's desirable Clarkdale Meadows! This great home sits on a quiet street in a mature neighbourhood filled with greenspaces and just minutes to schools, shopping, restaurants, parks, and more. Commuting is easy with quick access to Baseline Road and Hwy 21. The Stunning Standout tiered backyard is surrounded by mature trees for total privacy and features a ground-level built in seating firepit, more deck patio area—perfect for relaxing & entertaining. Inside, the formal living and dining rooms overlook a welcoming front verandah. The back of the home boasts a bright kitchen, breakfast nook, and spacious family room with a cozy fireplace—all with views of the Amazing Park Yard. Upstairs offers 3 bedrooms, including a spacious primary retreat with 5 pc ensuite and walk-in closet. The basement is unspoiled and ready for your vision. Great Curb Appeal and nature park outdoor space, this home blends comfort, convenience, in The Best Community Living !!

Built in 1994

### Essential Information

MLS® # E4446414

Price \$509,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,803
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	38 Blueberry Crescent
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1P6

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Front Porch, No Animal Home, Patio, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Rolling Land, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	7
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 July 11th, 2025 at 1:17am MDT