

# \$534,900 - 17 Crocus Way, Sherwood Park

MLS® #E4456735

## \$534,900

4 Bedroom, 3.50 Bathroom, 1,859 sqft  
Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Welcome to this fully finished 1858 sq. ft. 2-storey in Clarkdale Meadows, Sherwood Park. This front-attached garage home offers 3+1 bedrooms, 3.5 baths, and a bright main floor with oak cabinets, breakfast bar, gas fireplace, and new living room flooring. Upstairs features a spacious primary suite with walk-in closet and ensuite, plus two more bedrooms and a full bath. The finished basement includes a large rec room, bedroom, full bath, storage, and even a gated wine room with potential for a private cellar. Recent upgrades include central A/C and a new roof. Outside youâ€™ll find a private backyard with large deck, patio, and storage shed. Located on a quiet street close to schools, parks, and trails, this home combines updates, space, and Sherwood Park convenience.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456735  |
| Price          | \$534,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,859     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17 Crocus Way     |
| Area        | Sherwood Park     |
| Subdivision | Clarkdale Meadows |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8H 2J9           |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Attached                                |

### Interior

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

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 44                  |

## Zoning

## Zone 25

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Listing information last updated on October 21st, 2025 at 11:47pm MDT