

## \$515,000 - 138 Sunflower Crescent, Sherwood Park

MLS® #E4439104

**\$515,000**

2 Bedroom, 2.00 Bathroom, 1,240 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

This charming Clarkdale Meadows bungalow is on the market for the first time since it was built in 2003. Lovingly maintained by the original family, it offers a 1237 sqft spacious open-plan layout with vaulted ceilings that create an airy, welcoming atmosphere. The kitchen features ample counter space and a convenient breakfast bar, ideal for casual dining and entertaining. Patio doors off the dining room lead to a west-facing backyard, perfect for enjoying evening sunsets. The home includes two bedrooms plus a den, along with two full bathrooms—one featuring a walk-in tub for added comfort. A cozy gas fireplace warms the living room, and the main floor laundry adds everyday convenience. The double attached garage and basement are unfinished, offering excellent potential for future development. Located on a quiet crescent with low traffic, this home backs onto a walkway and is close to parks, playgrounds, and schools, making it an ideal choice for a peaceful and family-friendly lifestyle.

Built in 2003

### Essential Information

MLS® #	E4439104
Price	\$515,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,240
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	138 Sunflower Crescent
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2N2

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, No Back Lane, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 29th, 2025

Days on Market                10

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 8th, 2025 at 2:47pm MDT