

## \$524,700 - 73 Sunflower Crescent, Sherwood Park

MLS® #E4464300

**\$524,700**

3 Bedroom, 3.50 Bathroom, 1,275 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Live the Good Life in Clarkdale Meadows! Nestled in one of Sherwood Park's most family-friendly neighbourhoods, this beautiful & fully updated home sits on a nice-sized lot, just 5-min walk to Davidson Creek School, close to parks, shopping, restaurants, and hospital. Step inside to a bright entrance with hardwood stairs, high-end laminate flooring, and a stylish 2-piece bath with a large linen closet. The main floor features an inviting living room with a cozy gas fireplace and a fully renovated kitchen showcasing a quartz waterfall counters, top-of-the-line appliances, a walk-in pantry, and tons of storage. Upstairs offers three spacious bedrooms, including a king-sized primary suite with a spa-like ensuite featuring a soaker tub, separate shower, and large walk-in closet with drawers and organizers. The finished basement adds a full bathroom, a family room & additional storage. Enjoy central A/C, a newer hot water tank & shingles a double-garage & a beautiful yard. Visit REALTOR® website for more info.

Built in 2002

### Essential Information

MLS® # E4464300

Price \$524,700

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,275                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 73 Sunflower Crescent |
| Area        | Sherwood Park         |
| Subdivision | Clarkdale Meadows     |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 2M2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Glass Door, Tile Surround                                                                         |
| Stories           | 3                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Finished                                                                                    |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Fenced, Landscaped, Level Land, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 25            |

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Listing information last updated on November 4th, 2025 at 2:17am MST