

## \$535,000 - 36 Greenbriar Crescent, Sherwood Park

MLS® #E4434924

**\$535,000**

4 Bedroom, 2.50 Bathroom, 1,306 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Welcome to the enchanting haven nestled in the community of Clarkdale Meadows. This stunning property offers not only a beautiful home but also a massive backyard that features a forest of its own, providing a natural playground for children to explore + embark on countless adventures. This delightful 4-level split home boasts 4 bedrooms + 2 full baths + one half bath, creating ample space for the entire family. The living room is adorned with bay windows, allowing an abundance of natural sunlight to cascade into the formal dining area, creating a warm + inviting atmosphere. The heart of the home is the brand-new, renovated kitchen that fulfills all culinary needs. Equipped with modern amenities, this kitchen is perfect for preparing family meals + hosting gatherings. Just a step down from the kitchen is the sunken family room, complete with a charming wood-burning fireplace. Recent updates 2013 Shingle, 2017 Furnace, HWT 2018, 2023 AC, 2024 Kitchen. Embrace the opportunity to view this property!

Built in 1986

### Essential Information

MLS® # E4434924

Price \$535,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	36 Greenbriar Crescent
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1H7

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit
Parking Spaces	4
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	6
Zoning	Zone 25

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