

Courtesy Of Sarah Gratton Of Initia Real Estate

## \$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	57

## Zoning

## Zone 25

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Listing information last updated on November 4th, 2025 at 6:32pm MST