

Sherwood Park Clarkdale Meadows LP: \$469,000

96 Blueberry CR T8H 1R6 SP:

Listing ID # E4456426 **Building Type** Detached Single Family

Style Bi-Level Sold Date

Year Built1992Bedrooms Above3Full Baths3Bedrooms Total4Half Baths0BasementFull

Total Baths 3.0 **Basement Dev** Fully Finished

Tot Fir AG SqFt 1,245.50 **Tot Fir AG SqM** 115.71

Welcome to this 1,250 sq ft bi-level in Clarkdale Meadows offering 4 bedrooms and 3 baths. The functional kitchen opens to the eating area with access to a covered, enclosed deck. The main floor features 3 bedrooms, including a primary with gas fireplace, walk-in closet, and 3-piece ensuite, plus an additional 4-piece bath. The third bedroom is currently used as a home office with built-in desk, shelving, and drawers. The lower level boasts newer carpet, a huge family room with built-in entertainment center, bar with refrigerator, 1 bedroom, 3-piece bath, and a large laundry room with sink, cabinets, counter space, and extra storage. Outside, enjoy maintenance-free landscaping with two water features - one in the front yard and one in the back - plus storage under the deck and an attached double garage with dry storage above. A great starter home in a desirable neighborhood!

Directions

Living Room	3.40x4.38	М	Bedroom 3	2.78x3.18	М	Bath#	#pcs	<u>Lvl</u>	<u>Ens</u>	<u>Level</u>	<u>SqM</u>	<u>SF</u>
Dining Room	2.72x2.72	М	Bedroom 4	3.60x3.05	В	1	3	В	No	Main		
Kitchen	4.48x3.90	Μ	Sun Room	3.39x5.89	М	2	3	Μ	Yes	Upper		
Family Room	7.02x3.71	В	Storage Room	1.31x2.98	В	3	4	Μ	No	Above Grd		
Den			Laundry Room	3.94x4.23	В	4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.84x4.33	Μ				6				Tot Fir AG	115.71	1,245.50
Bedroom 2	2.72x3.84	М				7				# Finished	2	

Heat Source Natural Gas Construction Wood Frame **Heat Type** Forced Air-1 **Basement** Full **Fully Finished Foundation** Concrete **Separate Ent Roof Type** Asphalt Shingles 2nd Suite Nο **Permit By Seller Exterior Garage Suite Permit** Vinyl Flooring **Garden Suite Permit** Carpet, Laminate Flooring Rectangular Front Expsure **Features** Air Conditioner, Bar, Sunroom **Lot Shape** South Lot Size SqM FxD(m) X Zonina **Tax Amount** \$3,153.41 / 2024

Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator,

Stove-Electric, Window Coverings

Warranty

Conform Type
Conform Year

Goods Excl

Site Features Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground

Nearby, Shopping Nearby

Double Garage Attached

Fireplace Yes
FP Fuel Gas, Wood

FP Type Corner, Woodstove

HOA Y/N No HOA Fee/Schd

Unit Exposure

HOA Fee Incls

Park Encl/Tot

Road Access Paved Driveway to House

		1 4111 = 1101			
Condo Name		Floor Location	Floor#		
Condo Fee	Fee Schedule	#Floors in Build	Elevator		
Fee Includes		Balcony/Terrace	Min Age		
		Titled Storage			
		Parking Type			

Parking

Garage Dim

ACTIVE