

\$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 |
|----------|-------------|

| | |
|-------------------|---|
| 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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