

## \$534,900 - 102 Sunflower Lane, Sherwood Park

MLS® #E4444365

**\$534,900**

4 Bedroom, 3.50 Bathroom, 1,759 sqft

Single Family on 0.00 Acres

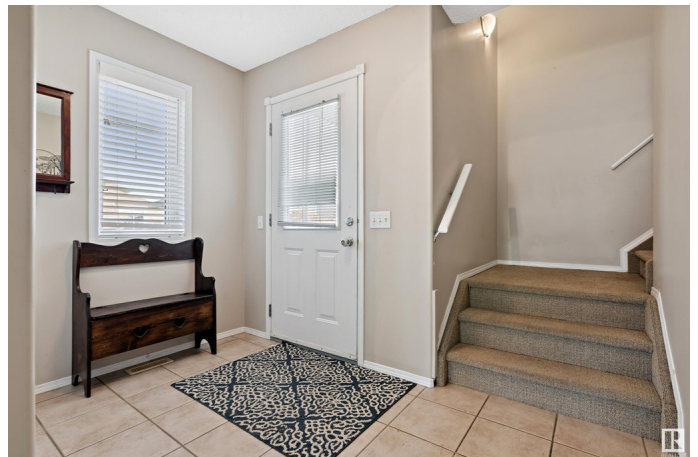
Clarkdale Meadows, Sherwood Park, AB

Very well maintained 4 bedroom, 4 bathroom home on a corner lot in Clarkdale Meadows. When you enter this wonderful home, you are welcomed by the open concept main area with the kitchen, which has plenty of cabinet and counter space, looking onto the dining area and living room which has a gas fireplace. There is also a 2 piece bathroom and the laundry room on the main floor as well. Upstairs, you will find a large primary bedroom with double closets and a 5 piece ensuite. Finishing off the top floor are 2 more bedrooms, a 4 piece main bathroom and a bonus room. The fully finished basement which has a 4th bedroom and a 3 piece bathroom, provides an extra space for an additional TV room, play area for the kids and can be used for extra storage too. The backyard has lots of space for the kids to play during the warmer months and a newer deck as well (2023). The roof (2021) and appliances (2023/2024) have all been upgraded.

Built in 2003

### Essential Information

MLS® #	E4444365
Price	\$534,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,759
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	102 Sunflower Lane
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2M3

### **Amenities**

Amenities	Air Conditioner, No Smoking Home, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	7
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 3rd, 2025 at 1:02pm MDT