

## **\$559,900 - 14 Greenbriar Crescent, Sherwood Park**

MLS® #E4460574

**\$559,900**

4 Bedroom, 3.50 Bathroom, 2,002 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

This spacious 4-BEDROOM, 3.5-BATHROOM home in a CUL-DE-SAC is perfect for family living, offering OVER 3,000 sq. ft. of thoughtfully designed space. ALL FOUR BEDROOMS ARE LOCATED ON THE SECOND FLOOR, creating a quiet retreat away from the main living areas. The welcoming DOUBLE FRONT DOORS open to a warm layout with a FORMAL DINING ROOM and FORMAL LIVING ROOM for family meals and celebrations, while the large basement features a BAR, LOTS OF STORAGE SPACE, and room for kids to play. Step outside to a beautiful yard and a HUGE BACK DECK, ideal for summer barbecues and outdoor fun. The garage includes a convenient separate entry to the backyard, adding functionality for busy family life. Recent upgrades include 2 NEWER FURNACES and SPRAY FOAM INSULATION in the joist cavities, ensuring year-round comfort and efficiency. This ORIGINAL OWNER HOME truly shows pride of ownership, with space to grow, room to gather, a large open yard and close to schools, shopping, parks and everything you could possibly need!

Built in 1985

### **Essential Information**

MLS® #

E4460574



|                |                        |
|----------------|------------------------|
| Price          | \$559,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,002                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 14 Greenbriar Crescent |
| Area        | Sherwood Park          |
| Subdivision | Clarkdale Meadows      |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8H 1H8                |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Bar, Deck, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                                                       |
| Parking        | Double Garage Attached                                                                                  |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| Fireplace         | Yes                                                                                                                            |
| Fireplaces        | Brick Facing                                                                                                                   |
| Stories           | 3                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Finished                                                                                                                 |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                 |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 25           |

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Listing information last updated on October 16th, 2025 at 6:32pm MDT