



## 96 CLARKDALE Drive Sherwood Park AB

\$539,900

This family home is the one you've been waiting for, featuring 4 bedrooms, 3 baths, TRIPLE, HEATED garage & UPDATED ROOF, FURNACE, HWT & AC. You are invited in to find a spacious entrance, vaulted ceilings & NEWER laminate flooring throughout the family sized living room filled with natural light. The kitchen offers plenty of cabinets, stainless steel appliances & peninsula island that over looks the dining area. King sized primary suite with walk in closet & 3pc ensuite. 2 more bedrooms are both generous in size & 4pc main bath compliment the functional layout. Moving down stairs you will find the fully finished basement with entertaining sized rec room with cozy fireplace. 4th bedroom, 4pc bath, laundry & storage complete this awesome home. LOVE the fenced and landscaped yard with deck surrounded by mature trees. Triple garage is heated, has 220 wiring & drive thru door! Great location just steps away from parks, Clarkdale pond, tennis courts, trails, schools & shopping.

Listing Presented By:



Originally Listed by:  
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