



## Sherwood Park Alberta

\$450,000

If a quiet cul-de-sac and a bright sunny home are appealing, don't miss 4 Wild Rose Place. Located in Clarkdale Meadows, a neighbourhood filled with parks & walking paths. Occupied by the same family since 1987, this Flair-built home offers a unique floor plan. Big picture window & built-in storage bench in the living room. The dining room offers flex space for an office or playroom. There is a dining nook off the kitchen with built-in window bench seating. A family room just off the kitchen with a gas fireplace. Completing the main floor is the laundry/bathroom, and direct entry into the front attached double garage. Upper bedrooms contain thoughtful features like a built-in desk & shelving and pitched ceilings. The primary bedroom offers an adjacent sitting room, suitable as an office or nursery & convertible to a 4th bedroom. Ensuite has a walk-in shower. The basement has a fully finished 4-pc bath, also a spare room & rec room just needing flooring. Quick access to Baseline & Clover Bar Rd, Hwy 21. (id:6769)

Recreation room 13'4 x 11'3

Living room 17'7 x 11'10

Dining room Measurements not available x 10 m

Kitchen 10'4 x 10'2

Family room 14'5 x 15'7

Laundry room Measurements not available

Breakfast 10'4 x 8'3

Den 11'11 x 11'3

Primary Bedroom 11'10 x 15'8

Bedroom 2 9'9 x 10'3

Bedroom 3 11'11 x 10'3

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

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