

\$534,900 - 17 Crocus Way, Sherwood Park

MLS® #E4456735

\$534,900

4 Bedroom, 3.50 Bathroom, 1,859 sqft
Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Welcome to this fully finished 1858 sq. ft. 2-storey in Clarkdale Meadows, Sherwood Park. This front-attached garage home offers 3+1 bedrooms, 3.5 baths, and a bright main floor with oak cabinets, breakfast bar, gas fireplace, and new living room flooring. Upstairs features a spacious primary suite with walk-in closet and ensuite, plus two more bedrooms and a full bath. The finished basement includes a large rec room, bedroom, full bath, storage, and even a gated wine room with potential for a private cellar. Recent upgrades include central A/C and a new roof. Outside youâ€™ll find a private backyard with large deck, patio, and storage shed. Located on a quiet street close to schools, parks, and trails, this home combines updates, space, and Sherwood Park convenience.

Built in 2002

Essential Information

MLS® #	E4456735
Price	\$534,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,859
Acres	0.00



Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17 Crocus Way
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2J9

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 8th, 2025
Days on Market	57

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 November 4th, 2025 at 4:48pm MST