



**Sherwood Park**  
36 Greenbriar CR

**25 Clarkdale Meadows**

**LP: \$379,000**

**SP:**



**ACTIVE**

**Type:** Detached Single Family  
**Style:** 4 Level Split  
**Year Built:** 1986  
**Full Baths:** 2  
**Half Baths:** 1  
**Tot A.G. SqFt:** 1,908.46

**Listing ID#:** E4103587  
**Bdrms Above:** 3  
**Bdrms Total:** 4  
**Basement:** Full  
**Bsmnt Dev:** Fully Finished  
**Tot A.G. SqM:** 177.30

Incredible house with so much room with 4 Bedrooms up. The Kitchen is FULLY RENOVATED with very stylish new cupboards a new island and incredible storage. Separate dining area that fits a massive table for family events. Sit in the sun filled front living room or the second lower floor family room to watch a movie. The master bedroom is a fantastic size with a 3 piece en-suite and a large walk in closet. The basement is FULLY FINISHED with an art studio, an additional sitting area, and enormous amounts of storage. The furnace is 2 years old. The lot is 1/2 acre with a 20x20 fire pit surrounded with white sand, a massive storage shed and a 2 tier deck. Located in a safe quite community called Clarkdale meadows on a very private street.

**Directions:**

**Virtual Tour:** <https://youtu.be/lxHEucFQOrk>

**Brochure:** <https://youtu.be/lxHEucFQOrk>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	1	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	4						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	<b>Fireplace Type:</b>			<b>Fireplace Fuel:</b>			<b>Lowr:</b>		
<b>Parking:</b>	220 Volt Wiring, Double Garage Attached, Heated, Insulated								
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b>			/			<b>Total A.G.:</b>	177.30	1,908.46

<b>Living Room:</b>	M	<b>Master Bedroom:</b>	U
<b>Dining Room:</b>	M	<b>Bedroom 2:</b>	U
<b>Kitchen:</b>	M	<b>Bedroom 3:</b>	U
<b>Family Room:</b>	L	<b>Bedroom 4:</b>	L
<b>Den:</b>		<b>Great Room</b>	B
<b>Bonus Room:</b>			

**Flooring:** Ceramic Tile, Hardwood, Linoleum  
**Construction:** Wood Frame  
**Roof:** Asphalt Shingles  
**Exterior:** Brick, Vinyl  
**Site Influences:** Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby

**Foundation:** Concrete  
**Heating Type:** Forced Air-1  
**Heat Source:** Natural Gas  
**Features:** Deck

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings

**Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** davidsoncreekelementary.ca **Jr. High School:** <https://lakelandridge.ca> **Sr High School:** salcomp.ca

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>	
<b>Condo Fee:</b>		<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	<b>HOA Fee Incl:</b>

**Total Lot M2:** **Lot Shape:** Irregular **Lot Dimen:**

**Frontage:** **Depth:**

**Conform:** **Conform Yr:** **Zoning:**

**Taxes:** \$2,813.00 2016 **Front Expos:** Northeast **Local Improve:**