



Sherwood Park

446 DAVENPORT DR

Clarkdale Meadows

T8H 2E5

LP: \$625,000

SP:

ACTIVE

M

Listing ID #	E4449732		
Building Type	Detached Single Family		
Style	Bi-Level	Sold Date	
Year Built	2000	Bedrooms Above	2
Full Baths	3	Bedrooms Total	3
Half Baths	0	Basement	Full
Total Baths	3.0	Basement Dev	Fully Finished
Tot Flr AG SqFt	1,450.99	Tot Flr AG SqM	134.80

URL-Virtual Tour URL-Brochure

Stunning newly painted Bi-Level in Clarkdale Meadows is Bright and Spacious! Steps from Clarkdale Park, this air-conditioned home is move-in ready. The main floor features vaulted ceilings, huge windows, hardwood flooring, and main floor laundry. The island kitchen includes some newer appliances and a walk-in corner pantry that opens to a breakfast nook and a cozy living room with a gas fireplace. This level also offers a primary bedroom with ensuite and a 4-piece bath. Upstairs, enjoy this flex space as another bedroom or bonus room-both will work. The finished basement adds a large rec room, one more bedroom, and a 3-piece bath with a Fiat steam shower and a kitchen space. In-floor heated and insulated triple garage with pass through to back yard. The fenced backyard has a variety of fruit trees including apple, cherry, Saskatoon and Haskap bushes and a beautiful garden space. Updates include High eff. furnace (2019), HWT (2019), central air (2021) Induction stove w/ air fryer (2022) shingles (2018)

Directions

Living Room	6.12x4.04	M	Bedroom 3	4.28x3.72	L	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.92x2.65	M	Bedroom 4			1	4	M	No	Main	108.86	1,171.77
Kitchen	4.08x4.64	M	Other	3.62x1.84	M	2	4	M	Yes	Upper	25.94	279.22
Family Room			Second Kitchen	3.66x3.29	L	3	3	L	No	Above Grd		
Den			Recreation Room	5.77x6.17	L	4				Lower	94.77	1,020.10
Bonus Room			Utility Room	6.59x3.43	L	5				Below Grd		
Primary Bedrm	4.77x3.57	M				6				Tot Flr AG	134.80	1,450.99
Bedroom 2	4.26x4.85	U				7				# Finished	3	

Heat Source	Natural Gas
Heat Type	Forced Air-1, In Floor Heat System
Foundation	Concrete
Roof Type	Asphalt Shingles
Exterior	Brick, Vinyl
Flooring	Hardwood, Linoleum
Features	Air Conditioner, Deck, No Animal Home, No Smoking Home
Goods Incl	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two

Construction	Wood Frame
Basement	Full / Fully Finished
Separate Ent	
2nd Suite	No
Garage Suite	Permit By Seller No
Garden Suite	Permit
Lot Shape	Rectangular
Lot Size SqM	650.00
Zoning	
Tax Amount	\$3,710.32 / 2024
Conform Type	
Conform Year	
Goods Excl	

Site Features Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby, Treed Lot, Vegetable Garden

Warranty	
Fireplace	Yes
FP Fuel	Gas
FP Type	Tile Surround
HOA Y/N	No
HOA Fee/Schd	/
HOA Fee Incls	

Parking Triple Garage Attached

Road Access	Paved	Park Encl/Tot	3 / 6	Garage Dim	8.87x7.60
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			