

## \$612,800 - 446 Davenport Drive, Sherwood Park

MLS® #E4449732

**\$612,800**

3 Bedroom, 3.00 Bathroom, 1,451 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

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)

Built in 2000

### Essential Information

MLS® # E4449732

Price \$612,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,451                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 446 Davenport Drive |
| Area        | Sherwood Park       |
| Subdivision | Clarkdale Meadows   |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 2E5             |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 6                                                      |
| Parking        | Triple Garage Attached                                 |

### Interior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                     |
| Appliances        | 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 |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                  |
| Fireplaces        | Tile Surround                                                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                                                                       |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                       |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby, Treed Lot, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Brick, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 25         |

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Listing information last updated on September 1st, 2025 at 2:47pm MDT