

\$499,900 - 65 Primrose Boulevard, Sherwood Park

MLS® #E4457404

\$499,900

4 Bedroom, 2.50 Bathroom, 1,880 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Discover the perfect family home in the sought-after neighbourhood of Clarkdale Meadows! This 1.5 storey gem offers a desirable layout with plenty of space for every day living. The main floor welcomes you with the family room and formal dining area, leading into the kitchen with ample cabinet space, stainless steel appliances, and flows to the inviting living room, highlighted by a timeless wood-burning fireplace! A convenient den/office and 2pc bath complete this level. Upstairs features two bedrooms, a 4pc bath and the spacious primary suite accompanied by a walk-in closet and 3pc ensuite. The fully finished basement offers even more living space with a fourth bedroom and plenty of room for storage or hobbies. Outside, enjoy a nice corner lot yard with space for kids, pets, and outdoor entertaining. Close to parks, schools, and shopping! This home is a wonderful opportunity that blends charm, function, and room to grow for years to come. It is ready for your personal touches to make it your own!

Built in 1988

Essential Information

MLS® # E4457404

Price \$499,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,880
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	65 Primrose Boulevard
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1G1

Amenities

Amenities	Air Conditioner, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
Days on Market	5
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 September 17th, 2025 at 12:03pm MDT