

## \$699,900 - 687 Meadowview Drive, Sherwood Park

MLS® #E4442702

**\$699,900**

3 Bedroom, 2.50 Bathroom, 2,131 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Are you seeking an impressive two story executive home backing McGhan Park? How about a private gate within a few steps of a playground & two tennis/pickleball courts? Walk your dogs here & even skate or play shinny hockey in Winter on the neighbourhood rink! This home boasts pride of ownership and the quality of construction is just as apparent. Genuine hardwood flooring covers the living, dining and family room areas. The entry, hallway & mainfloor bathroom flooring have ceramic tile. Gathering sized kitchen, two gas fireplaces, one in primary bedroom and other in family room. A very generous layout and entertainers dream. The backyard is full of amazing trees, plants and shrubs: Apple tree, roses, peonies, lilac, hostas and more. Large backyard w gorgeous deck partially in shade and part in sun. Terrific entertainers paradise with an almost country club feel in back park area of this home.

Built in 1995

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442702  |
| Price      | \$699,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,131                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 687 Meadowview Drive |
| Area        | Sherwood Park        |
| Subdivision | Clarkdale Meadows    |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8H 1X9              |

### Amenities

|                |                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Tennis Courts |
| Parking Spaces | 4                                                                                                                                          |
| Parking        | Double Garage Attached, Front Drive Access, Parking Pad Cement/Paved                                                                       |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                               |
| Fireplaces        | Glass Door, Mantel, Oak Surround                                                                                                                                  |
| Stories           | 2                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Recreation Use, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                               |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 48              |
| Zoning         | Zone 25         |

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Listing information last updated on August 3rd, 2025 at 3:02pm MDT