

\$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	30
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 August 23rd, 2025 at 11:02pm MDT