

# \$553,000 - 13 Orchid Crescent, Sherwood Park

MLS® #E4459012

## \$553,000

4 Bedroom, 3.00 Bathroom, 1,529 sqft  
Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

This stunning custom-built Montorio bi-level home offers 2,300 sq. ft. of beautifully designed living space. Upon entry, the expansive staircase welcomes you, leading to a formal dining room with elegant arches and pillars. Vaulted ceilings and cathedral windows fill the space with natural light, while the open-concept kitchen with a breakfast bar is perfect for family meals and entertaining. The private primary retreat is a spa-like haven with a luxurious 5-piece ensuite. This 4-bedroom, 3-bath home features two cozy gas fireplaces, central A/C, a maintenance-free deck, and a fully landscaped backyard. Blending style, comfort, and practical functionality, this home offers the ultimate family lifestyle, just minutes from walking trails, shopping, schools, and amenities.

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459012  |
| Price          | \$553,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,529     |
| Acres          | 0.00      |
| Year Built     | 2001      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13 Orchid Crescent |
| Area        | Sherwood Park      |
| Subdivision | Clarkdale Meadows  |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 2E1            |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached                                  |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                               |
| Fireplaces        | Corner, Mantel, Tile Surround                                                                                                                                     |
| Stories           | 2                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                     |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Brick, Vinyl                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                     |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Davidson Creek Elementary |
| Middle     | F.R. Haythorne Jr. High   |
| High       | Salisbury Composite High  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 28                   |
| Zoning         | Zone 25              |

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Listing information last updated on October 21st, 2025 at 7:17am MDT