

## \$469,000 - 40 Lilac Crescent, Sherwood Park

MLS® #E4448624

**\$469,000**

4 Bedroom, 3.00 Bathroom, 1,276 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Welcome to this beautifully maintained bungalow nestled in the desirable neighbourhood of Clarkdale. Offering immediate possession, this spacious and inviting home features 3 bedrooms on the main floor, including a primary suite with a generous walk-in closet and large ensuite with walk-in shower and separate soaking tub- your personal retreat. The main lets in great natural light with plenty of space for everyone! The kitchen has not only 1 but 2 functional pantries. Downstairs you will find an additional bedroom perfect for guests or a growing family, along with a great rec room area and an abundance of storage space to keep everything organized. A cozy library area with built-in bookshelves and a gas fireplace creates the perfect spot to unwind with a good book. This home also includes a large laundry room, fully fenced yard ideal for pets or kids, and a double attached garage. Located close to parks, and walking paths, this property has it all.

Built in 1992

### Essential Information

MLS® # E4448624

Price \$469,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,276                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 40 Lilac Crescent |
| Area        | Sherwood Park     |
| Subdivision | Clarkdale Meadows |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8H 1V5           |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, No Smoking Home |
| Parking Spaces | 2                                                         |
| Parking        | Double Garage Attached                                    |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Mantel, Stone Facing                                                                                              |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                                             |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Concrete, Vinyl    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 21              |
| 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 8th, 2025 at 12:32am MDT