

## \$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	10
Zoning	Zone 25

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