

\$515,000 - 350 Lilac Lane, Sherwood Park

MLS® #E4454626

\$515,000

4 Bedroom, 3.50 Bathroom, 1,668 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

SPACIOUS FAMILY HOME in the heart of Clarkdale Meadows! With 4 bedrooms, 4 bathrooms, and over 2,488 sq.ft. of developed living space, this well-maintained 2-storey offers both comfort and function. The bright main floor features a large living room with gas fireplace, formal dining room, spacious kitchen with pantry & newer Fridge and Stove. Upstairs boasts 3 generously sized bedrooms including a primary suite with walk-in closet and 3 piece ensuite. The fully finished basement offers another bedroom, a 3 piece bath, and a large family room—perfect for guests or teens. Situated on a large corner lot, the backyard has plenty of space for entertaining, & even room for RV storage on the side. Other features include: POLY-B water lines removed (2024), furnace (2024), roof (2021), oversized insulated garage, & fabulous storage shed. Located close to parks, schools, trails, Pickleball courts, ice rink/dog park, basketball courts, playgrounds... & so much more. A fantastic opportunity for your family!

Built in 1994

Essential Information

MLS® # E4454626

Price \$515,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,668
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	350 Lilac Lane
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1W3

Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Flat Site, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 25th, 2025
Days on Market	8
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 September 1st, 2025 at 10:17pm MDT