

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

MLS® #A2212466

\$469,000

4 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.10 Acres

Clarkdale Meadows, Sherwood Park, Alberta

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. Don't miss out on this exceptional opportunity to settle into one of Sherwood Park's most welcoming communities.



Built in 1992

Essential Information

MLS® # A2212466

Price \$469,000

Bedrooms 4

Bathrooms	3.00
Full Baths	3
Square Footage	1,276
Acres	0.10
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	40 Lilac Crescent
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	Strahcona County
Province	Alberta
Postal Code	T8H 1V5

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Storage, Walk-In Closet(s), Laminate Counters, No Smoking Home, Pantry, See Remarks, Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Electric Stove, Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Raised Hearth, Stone
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Yard, Front Yard, See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	8
Zoning	R2

Listing Details

Listing Office	CIR Realty
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