

## \$545,000 - 218 Lilac Drive, Sherwood Park

MLS® #E4428394

### \$545,000

4 Bedroom, 3.50 Bathroom, 1,846 sqft  
Single Family on 0.00 Acres

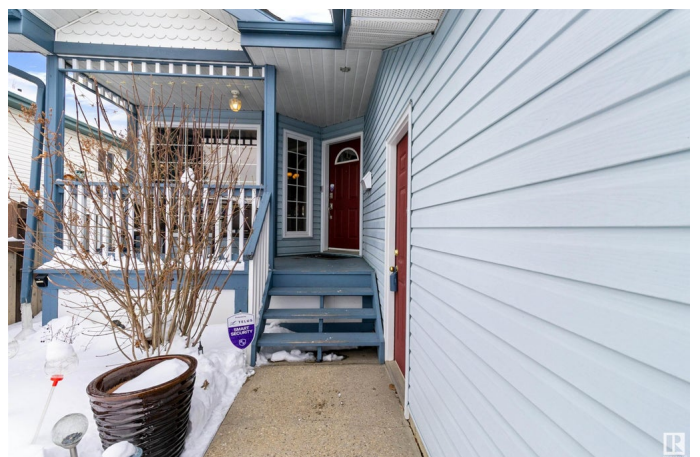
Clarkdale Meadows, Sherwood Park, AB

Come have a look at this well maintained home, siding walking path in the quiet community of Clarkdale Meadows. This home has 3 bedrooms up with 3 pc bathroom and primary bedroom featuring 4 pc en suite. The main floor is perfect for entertaining with large living and dining room, 3 sided fireplace and open to kitchen. The vaulted ceilings are a great bonus for additional light and really open the space up. Main floor laundry, and office round out the package. The basement is fully finished complete with additional bedroom, rec room another bathroom and plenty of storage. The double attached garage has plenty of room for all your needs and lets not forget about the large driveway, plenty of parking space. The back yard has a nice deck with gas-line for the bbq or fire table, gazebo, and fire pit area. There's also a storage shed for that extra space if needed.

Built in 1994

### Essential Information

MLS® #	E4428394
Price	\$545,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,846
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	218 Lilac Drive
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1W2

### **Amenities**

Amenities	Deck, Front Porch, Gazebo, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 3

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 April 4th, 2025 at 8:47am MDT