

## \$469,000 - 65 Lilac Crescent, Sherwood Park

MLS® #E4422611

**\$469,000**

4 Bedroom, 2.00 Bathroom, 1,343 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Grab ownership of this little GEM !!! Located in a quiet Crescent with a private yard, front verandah and excellent neighbors you can't go wrong. Walking in you will notice the vaulted ceilings right away and the open floor plan with a great flow. The front room is outstanding with hardwood floors and the kitchen is bright and cheerful plus big enough for an Island and a good sized kitchen table. A large sectional fits the family room and is open to the kitchen plus there is a 3 piece bath and additional bedroom. Upstairs you will find 2 other bedrooms including the master, with a 4 piece bath and the basement is currently being used as a 4th bedroom. Additionally there is a newer Shingles, HWT and furnace to complete this beauty.

Built in 1993

### Essential Information

MLS® #	E4422611
Price	\$469,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,343
Acres	0.00
Year Built	1993



Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	65 Lilac Crescent
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1V5

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Vinyl Windows
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Private Setting, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 22nd, 2025
Days on Market	53
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 16th, 2025 at 7:47pm MDT