

\$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	57
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 19th, 2025 at 11:47pm MDT