

## \$559,900 - 47 Lilac Crescent, Sherwood Park

MLS® #E4452866

**\$559,900**

5 Bedroom, 3.50 Bathroom, 1,834 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

A little oasis in the heart of Clarkdale Meadows! 1835 ft2 extremely well-kept 2-storey beside a walking trail. Double attached garage, super private, incredible landscaping with running streams in both the front and back yards. Home has solid maple flooring, vaulted ceilings, 3 + 2 bedrooms and 3.5 baths. Numerous upgrades which include hot water tank (2024), humidifier (2019), sump pump (2020), furnace and A/C (2021) and windows (2022) as well as all of the bathrooms. Open kitchen attached to the cozy family room with gas fireplace, dining area, good sized den and front living room as well as a half bath complete the main level. Downstairs has 2 bedrooms, a three piece bath, a generous rec area with a wet bar and plenty of storage. Great neighbourhood close to all amenities with easy access to HWY 21, the Henday, and the Yellowhead.

Built in 1993

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452866  |
| Price      | \$559,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,834                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 47 Lilac Crescent |
| Area        | Sherwood Park     |
| Subdivision | Clarkdale Meadows |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8A 2N1           |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                                           |

### Interior

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

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                        |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Davidson Creek/Holy Spirit  
Middle                              Lakeland Ridge/St. Theresa  
High                                 Salisbury Comp/Arch.Jordan

**Additional Information**

Date Listed                      August 14th, 2025  
Days on Market                6  
Zoning                              Zone 25



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