

## \$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 7

Zoning Zone 25

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Listing information last updated on April 8th, 2025 at 7:32pm MDT