

\$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	13
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 August 27th, 2025 at 4:32am MDT