

## \$515,000 - 350 Lilac Lane, Sherwood Park

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MLS® #E4454626

**\$515,000**

4 Bedroom, 3.50 Bathroom, 1,668 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

SPACIOUS FAMILY HOME in the heart of Clarkdale Meadows! With 4 bedrooms, 4 bathrooms, and over 2,488 sq.ft. of developed living space, this well-maintained 2-storey offers both comfort and function. The bright main floor features a large living room with gas fireplace, formal dining room, spacious kitchen with pantry & newer Fridge and Stove.

Upstairs boasts 3 generously sized bedrooms including a primary suite with walk-in closet and 3 piece ensuite. The fully finished basement offers another bedroom, a 3 piece bath, and a large family room—perfect for guests or teens. Situated on a large corner lot, the backyard has plenty of space for entertaining, & even room for RV storage on the side. Other features include: POLY-B water lines removed (2024), furnace (2024), roof (2021), oversized insulated garage, & fabulous storage shed. Located close to parks, schools, trails, Pickleball courts, ice rink/dog park, basketball courts, playgrounds... & so much more. A fantastic opportunity for your family!



Built in 1994

### Essential Information

MLS® # E4454626

Price \$515,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,668
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	350 Lilac Lane
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1W3

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Flat Site, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 25th, 2025
Days on Market	21
Zoning	Zone 25

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