

# \$524,900 - 371 Lilac Lane, Sherwood Park

MLS® #E4436557

## \$524,900

3 Bedroom, 2.50 Bathroom, 1,856 sqft  
Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

This charming 2 storey offers 3 upper bedrooms and 2.5 baths, perfect for a growing family! The main floor features a formal living and dining room, plus a bright Oak kitchen with island - open to a sunny eating nook and family room with gas fireplace. Upstairs, find 3 spacious bedrooms, including a large primary suite with walk-in closet and a 4-pc ensuite featuring a separate tub and shower. The fully finished basement adds a sprawling rec room, den, and an additional room with window and closet—ideal for guests or a home office. While the bones are solid and the main items have been updated including a new roof, upgraded insulation, newer Furnace & HTW - all the cosmetics are original and the flooring will need replacing throughout as well as a paint job. Enjoy the landscaped, fenced yard in this family-friendly neighbourhood!

Built in 1997

## Essential Information

MLS® #	E4436557
Price	\$524,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,856



Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	371 Lilac Lane
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1V9

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Oak Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 15th, 2025

Days on Market 4

Zoning Zone 25

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