

## \$549,900 - 160 Lilac Lane, Sherwood Park

MLS® #E4438776

**\$549,900**

5 Bedroom, 2.50 Bathroom, 1,844 sqft

Single Family on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

What a great place to call home! Very well-kept and updated 2-storey in Clarkdale Meadows with 4 bedrooms up and one down + 2.5 baths. Brand new vinyl plank upstairs completely renews the space and makes for easy cleaning. Primary suite has walk-in closet and 3-pce ensuite including stand-alone tub. Other 3 bedrooms are a good size too. Open front entrance flows into living/dining area big enough to host big family dinners/gatherings. White, bright kitchen has plenty of cabinets and has lots of room for a kitchen table. Family room off the kitchen is nice and cozy with gas fp. A 2-pce bath and laundry complete the main level. Downstairs has a good amount of storage, another bedroom and a recreation area. Bathroom is ready to be completed to your tastes. Easy access to Highways 16/21 and the Anthony Henday freeway.

Built in 1994

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438776  |
| Price      | \$549,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,844                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 160 Lilac Lane    |
| Area        | Sherwood Park     |
| Subdivision | Clarkdale Meadows |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8H 1W2           |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking Spaces | 4                                                                                       |
| Parking        | Double Garage Attached                                                                  |

### Interior

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

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | D. Creek Elem/St. Nicholas |
| Middle     | Lakeland Ridge/St. Theresa |
| High       | Salisbury / ABJ            |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 21             |
| 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 June 17th, 2025 at 12:17am MDT