

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

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 | 10                |
| Zoning         | Zone 25           |

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Listing information last updated on September 4th, 2025 at 6:47am MDT