

# \$539,000 - 256 Lilac Terrace, Sherwood Park

MLS® #E4432261

**\$539,000**

5 Bedroom, 3.00 Bathroom, 1,280 sqft  
Single Family on 0.00 Acres

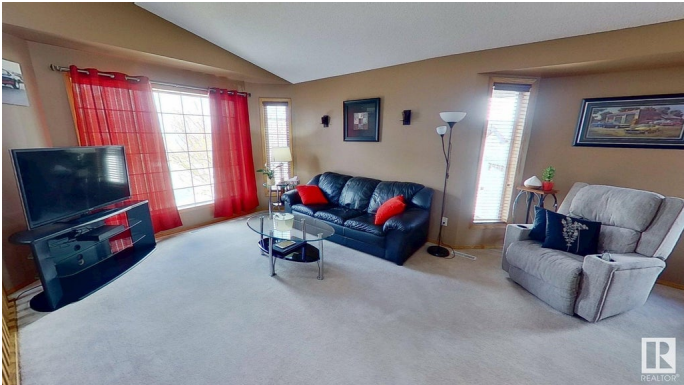
Clarkdale Meadows, Sherwood Park, AB

Charming 5-Bedroom Home in a Great Neighborhood This well-maintained 5-bedroom, 3-bathroom home offers 1,280 sq. ft. of bright, functional living space, plus a large recreation room downstairs with a gas fireplace in a quiet, family-friendly neighborhood. Inside, enjoy a welcoming layout with a cozy living area, practical kitchen, and spacious bedrooms perfect for family, guests, or a home office. The fully fenced backyard is clean and private—great for kids, pets, or relaxing outdoors. A heated two-car garage adds year-round comfort and convenience. Major updates include a new roof and insulated garage door kit replaced in 2021, offering peace of mind for years to come. Close to parks, schools, shopping, and more, this move-in ready home blends space, comfort, and location. Wonderful Opportunity!

Built in 1997

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432261  |
| Price          | \$539,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,280     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1997                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 256 Lilac Terrace |
| Area        | Sherwood Park     |
| Subdivision | Clarkdale Meadows |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8H 1Z2           |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Detectors Smoke  |
| Parking   | 2 Outdoor Stalls, 220 Volt Wiring, Double Garage Attached, Heated, Insulated, Parking Pad Cement/Paved |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            April 23rd, 2025  
Days on Market      9  
Zoning                Zone 25

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