

# \$559,000 - 256 Lilac Terrace, Sherwood Park

MLS® #E4432261

**\$559,000**

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	\$559,000
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       8  
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 May 1st, 2025 at 12:47am MDT