

Courtesy Of Barry D Candelora Of MaxWell Polaris

\$329,000 - 42 155 Crocus Crescent, Sherwood Park

MLS® #E4432577

\$329,000

3 Bedroom, 2.50 Bathroom, 1,428 sqft

Condo / Townhouse on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Welcome to "CRAVENBROOK BARELAND CONDO COMPLEX in CLARKDALE MEADOWS" And this DETACHED 2Storey, DOUBLE ATTACHED 21x18 INSULATED/DRYWALLED GARAGE With 3+Bdrms, 3Baths & the potential of 2000+Sq.Ft of Living Space on a fully fenced SOUTH FACING PARTIAL PIE LOT YARD! There is a large entryway with LAMINATE FLOORING which leads you to the good sized Living Room w/a Corner Gas Fireplace, a separate Dining Room for 8+Guests with a patio door onto your good size deck with lots of sun. The Kitchen has 4 Appliances, CORNER PANTRY w/a Raised Counter with double sinks which NEEDS A GOOD FACE-LIFT & 2pc Powder Room. The upper floor has 3 Bdrms, a full 4pc Bath, and an Oversized Primary Bdrm that has a full 4pc ENSUITE & large closet. The unspoiled basement has 2 large windows for 2 more Bdrms, a Laundry Room, Utility Room and plenty of storage. Clarkdale Meadows is a wonderful neighborhood with many Shopping & Schools with quick access to Hwy 21 and the Yellowhead. Low Condo Fees of \$238.80/Month for this #42 Unit!

Built in 2003

Essential Information



| | |
|----------------|----------------------|
| MLS® # | E4432577 |
| Price | \$329,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,428 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Condo / Townhouse |
| Sub-Type | Detached Condominium |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 42 155 Crocus Crescent |
| Area | Sherwood Park |
| Subdivision | Clarkdale Meadows |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8H 2M4 |

Amenities

| | |
|----------------|---|
| Amenities | Off Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Visitor, Secured Parking, Security Door, Television Connection, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive Access, Insulated |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner, Heatilator/Fan, Mantel |
| Stories | 2 |

| | |
|--------------|------------------|
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|-----------------|
| Elementary | DAVIDSON CREEK! |
| Middle | LAKELAND RIDGE! |
| High | SALISBURY COMP! |

Additional Information

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|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 25 |
| Condo Fee | \$239 |

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Listing information last updated on April 30th, 2025 at 5:02am MDT