

## **\$549,900 - 4 55 Clarkdale Drive, Sherwood Park**

MLS® #E4440639

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,170 sqft

Condo / Townhouse on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

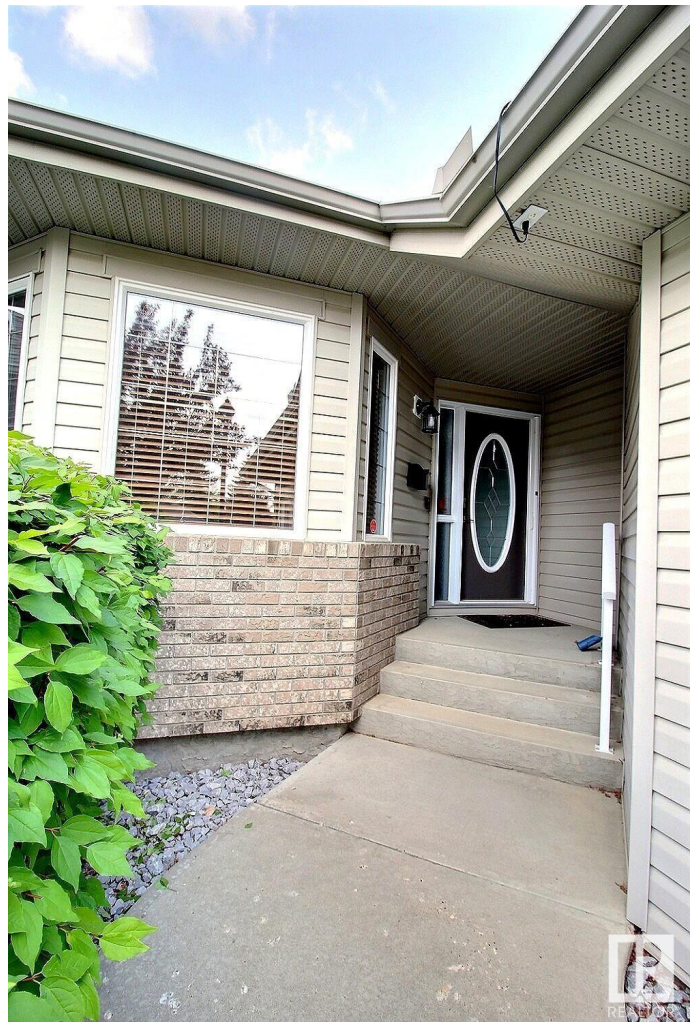
BEAUTIFULLY upgraded WALKOUT bungalow in the desirable 55+ community of "Clarkdale Shores"!! Extremely well maintained offering 2+2 bdrm, 3 bths, double garage, patio & balcony & AC. Modern kitchen with quartz countertops and over looks the sizable great room with a warming gas fireplace and sliding doors to huge maintenance free deck that is equipped with natural gas BBQ hook up. Primary suite with walk-in closet & large en-suite with oversized shower and brightened with rooftop solar tube. Main floor laundry & office/bedroom with a murphy bed complete the upstairs! Professional finished bsmt with a beautiful built in entertainment centre with 2nd fireplace & beverage fridge, 2 bdrm, full bath and plenty of storage! Double attached garage with coated & water tap. Other upgrades & features include furnace 2021, roof 2020, dishwasher 2021, alarm system, water softening system, vacuum system in home & garage, built in wine/beverage fridge, vaulted ceilings, stand up freezer & 3 TV with mounts. Won't last!

Built in 2002

### **Essential Information**

MLS® # E4440639

Price \$549,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,170
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	4 55 Clarkdale Drive
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2J1

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling, Walkout Basement, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

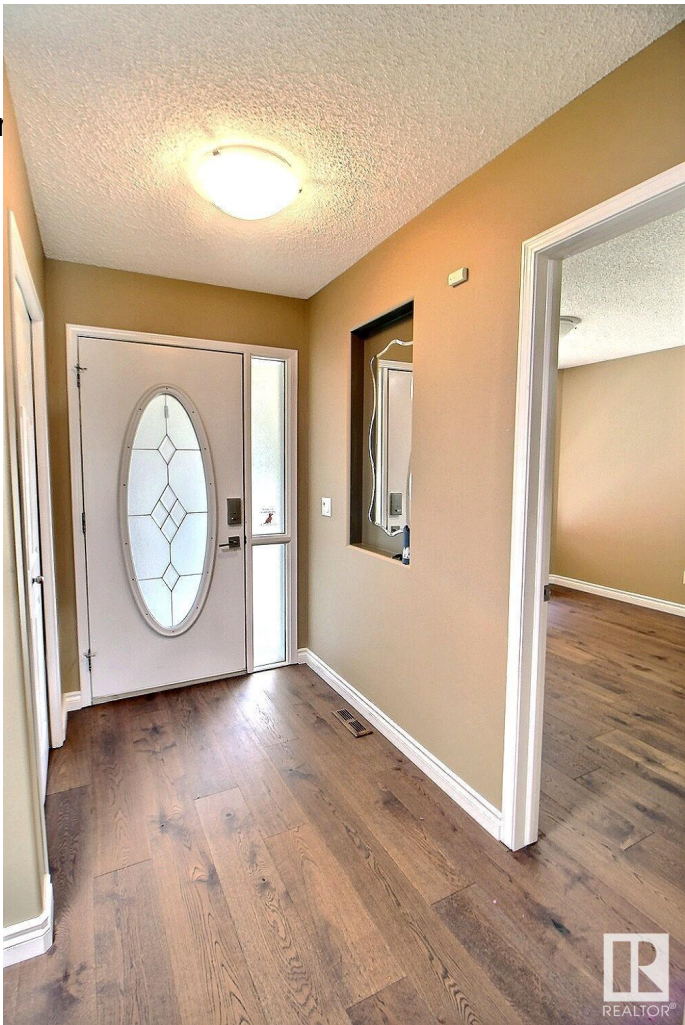
Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Low Maintenance, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	3
Zoning	Zone 25
Condo Fee	\$461



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Listing information last updated on June 8th, 2025 at 9:47am MDT