

## \$519,900 - 25 55 Clarkdale Drive, Sherwood Park

MLS® #E4443689

**\$519,900**

2 Bedroom, 3.00 Bathroom, 1,216 sqft

Condo / Townhouse on 0.00 Acres

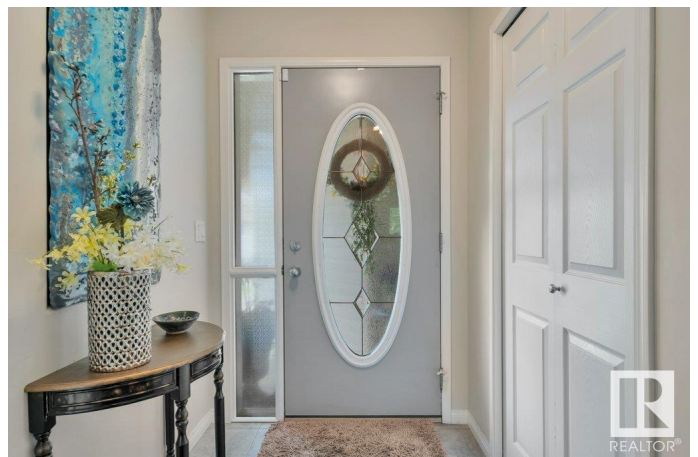
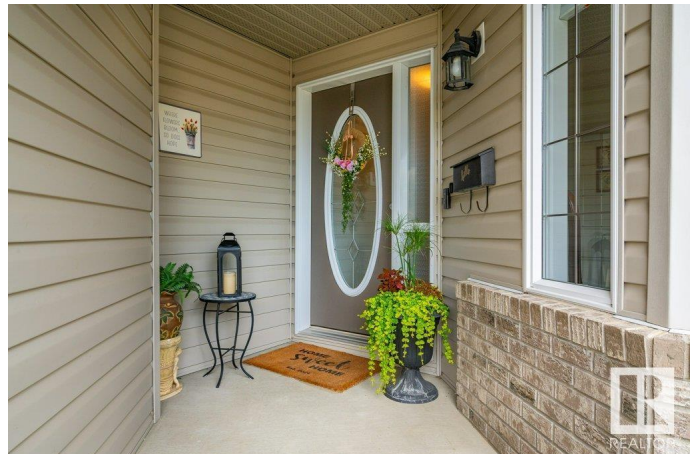
Clarkdale Meadows, Sherwood Park, AB

IMMACULATE executive bungalow in the desirable community of Clarkdale Shores, steps away from trails around Clarkdale Pond & parks. You are invited in to find gorgeous hardwood flooring that leads through a functional layout with vaulted ceilings. The kitchen offers plenty of cabinets & quartz island that looks over the dining & living room with cozy fireplace. King sized primary suite with walk in closet & 3pc ensuite. Good sized den with Murphy Bed, 4pc bath & laundry room complement the functional layout. The basement is partially finished with 2nd bedroom & 3pc bath, with room for ample storage or future rec room. Love the west facing NEW deck to sit out and enjoy the evenings. NEWER ROOF & NEW FURNACE. This is the perfect place to downsize too & call home with a well managed 55+ complex that is pet friendly!

Built in 2002

### Essential Information

MLS® #	E4443689
Price	\$519,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,216



Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	25 55 Clarkdale Drive
Area	Sherwood Park
Subdivision	Clarkdale Meadows
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 2J1

### Amenities

Amenities	Deck, Parking-Visitor, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 21st, 2025
Days on Market	10
Zoning	Zone 25
Condo Fee	\$450

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Listing information last updated on July 1st, 2025 at 3:02pm MDT