

## \$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

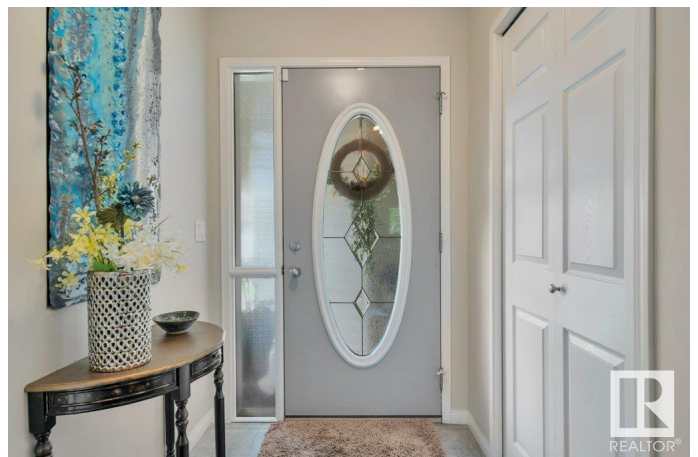
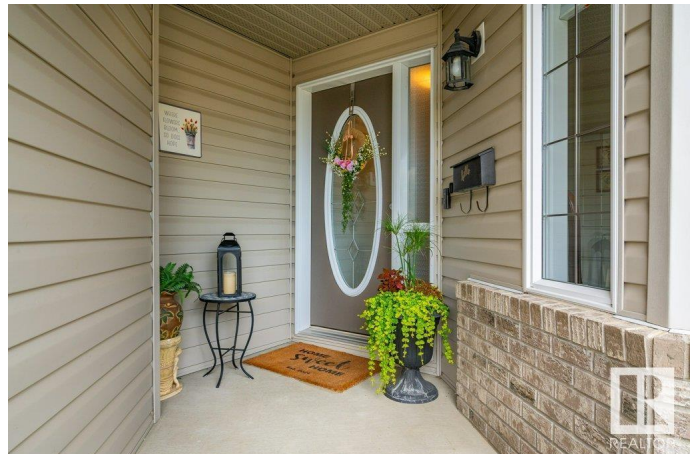
Clarkdale Meadows, Sherwood Park, AB

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 | 9               |
| Zoning         | Zone 25         |
| Condo Fee      | \$450           |

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Listing information last updated on June 30th, 2025 at 4:32pm MDT