

## **\$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

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

### Additional Information

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 3:17pm MDT