

\$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	8
Zoning	Zone 25
Condo Fee	\$239

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 10:48am MDT