

## \$375,000 - 52 155 Crocus Crescent, Sherwood Park

MLS® #E4446571

**\$375,000**

2 Bedroom, 3.50 Bathroom, 1,433 sqft

Condo / Townhouse on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Immaculate 2 bed, 3.5 bath home w/ DOUBLE GARAGE, NEWER ROOF & LOW CONDO FEES! Enjoy a welcoming front verandah, spacious entry & open-concept layout. Kitchen features ample cabinetry, corner pantry, S/S appliances & peninsula island overlooking a bright dining/living area w/ hardwood floors & cozy corner fireplace. Main floor also includes a guest bath & garage access. Upstairs offers 2 KING-SIZED PRIMARY SUITES, each w/ W/I closets & private 4pc baths. Fully finished basement boasts a large rec room (could add 3rd bed), full 4pc bath & plenty of storage. SOUTH-FACING fenced yard w/ deck—perfect for relaxing! Prime location steps to Lakeland School, parks, trails, shopping & more. Quiet, well-run complex = ideal place to call home!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446571  |
| Price          | \$375,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,433     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2002              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 52 155 Crocus Crescent |
| Area        | Sherwood Park          |
| Subdivision | Clarkdale Meadows      |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8H 2M4                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Parking-Visitor  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Stories           | 3                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 27             |

|           |         |
|-----------|---------|
| Zoning    | Zone 25 |
| Condo Fee | \$196   |

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 August 3rd, 2025 at 11:02pm MDT