

## \$534,900 - 41 55 Clarkdale Drive, Sherwood Park

MLS® #E4464381

**\$534,900**

2 Bedroom, 3.00 Bathroom, 1,225 sqft

Condo / Townhouse on 0.00 Acres

Clarkdale Meadows, Sherwood Park, AB

Your Next Chapter Starts Here (Rocking Chair Optional) Forget everything you think you know about 55+ living. This Clarkdale Shores half-duplex is exactly where you want to be. Soaring vaulted ceilings, rich oak floors, and a kitchen that flows into the living space the way good design should. The primary suite is genuinely spacious with a walk-through ensuite to walk-in closet. Plus a front den with a bay window perfect for morning coffee or afternoon reading. Downstairs delivers a massive rec room, 2nd bedroom for guests who actually want to visit & a full bathroom. Practical wins: main floor laundry, central air, attached double garage, and pets are welcome. Here's the real selling point: you're across from a park with fruit trees you can pick in summer, and Peter's Pond is right there for sunset walks, beach volleyball, or birdwatching. Bus route at your doorstep. Condo fees of \$455.67/month cover lawn and snow removal. More time for literally anything else. This isn't downsizing, it's rightsizing.

Built in 2001

### Essential Information

MLS® # E4464381

Price \$534,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,225             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 41 55 Clarkdale Drive |
| Area        | Sherwood Park         |
| Subdivision | Clarkdale Meadows     |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 2J1               |

### Amenities

|                |                                                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                                                                                                      |
| Parking        | Double Garage Attached                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                    |
| Fireplaces        | Tile Surround                                                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                  |
| Exterior Features | Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Brick, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                                  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 25            |
| Condo Fee      | \$456              |

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Listing information last updated on November 3rd, 2025 at 2:17am MST