Courtesy Of Keri A Harstad And Erika Sanderson Of MaxWell Devonshire Realty

$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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