

## \$459,900 - 35 Garnet Crescent, Sherwood Park

MLS® #E4443130

**\$459,900**

5 Bedroom, 2.00 Bathroom, 1,005 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

WELCOME HOME! You will immediately feel the pride of ownership the minute you step in to this charming 5-bedroom home in Glen Allan. Tucked away on a quiet, tree-lined street, this beautifully maintained property offers the perfect blend of comfort, privacy, and location. With direct access to Greengrove Park, you can enjoy peaceful mornings and tranquil evenings right in your own backyard. Inside, youâ€™ll find five spacious bedrooms (three up, two down) and two full bathrooms, making this a great fit for families of all sizes. Many of the high ticket items have been done in the last few years including: FURNACE MAIN FLOOR BATHROOM, CARPETS, FLOORS, OVEN, DISHWASHER & FENCING. Come join the many young families in the area who are already enjoying the multiple schools, Glen Allen Recreation Complex, Sherwood Park Mall, and Strathcona County Library, all within in walking distance of their homes. GREAT VALUE and a PERFECT LOCATION!

Built in 1972

### Essential Information

MLS® # E4443130

Price \$459,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,005
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	35 Garnet Crescent
Area	Sherwood Park
Subdivision	Glen Allan
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2R7

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Insulated, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	1
Zoning	Zone 25

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Listing information last updated on June 20th, 2025 at 6:32am MDT