

## **\$445,000 - 19 Garfield Crescent, Sherwood Park**

MLS® #E4445549

**\$445,000**

4 Bedroom, 2.50 Bathroom, 1,272 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Glen Allen awaits! Welcome to this ideally located Sherwood Park beauty, situated on a corner lot with charming curb appeal. The 1200+sqr ft bungalow has been lovingly maintained and updated over the years, making it the perfect place for downsizers and first time buyers alike. The open main floor welcomes you with hardwood flooring throughout, and great flow from the living room, past the dining space, and into the kitchen, all well lit with plenty of updated windows. Past the completely renovated main bathroom are 3 bedrooms including the primary with 2 pc ensuite and unique second access to the back entry. The basement, with entry from the back door, is partially complete with a den, bedroom, and bathroom awaiting your finishing touches to make your own. Double attached garage, plenty of parking, and fully fenced back & side yard complete this rare offering. Ready to live close to top rated schools, all the shops & restaurants on baseline road, and gorgeous parks to enjoy all summer? This is it!

Built in 1974

### **Essential Information**

MLS® # E4445549

Price \$445,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,272
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	19 Garfield Crescent
Area	Sherwood Park
Subdivision	Glen Allan
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3L6

### Amenities

Amenities	On Street Parking, Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	50
Zoning	Zone 25

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