

## **\$499,900 - 82 Garnet Crescent, Sherwood Park**

MLS® #E4428267

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,345 sqft  
Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

A hidden gem in Glen Allan, offering 4 bedrooms, 2.5 baths plus a HEATED 23x21 GARAGE AND HEATED 21x15 WORKSHOP! You are invited in to find a spacious entry that leads to a family sized kitchen that features tons of cabinets, pantry with pull out drawers & stainless steel appliances. Dining room overlooks the sunken living room with vinyl plank flooring & cozy wood fireplace. King sized primary suite with dual closets & ensuite. 2 more bedrooms are both generous in size & 4pc UPDATED bath complete the upper level with NEWER WINDOWS throughout. Moving down to the fully finished basement, you will LOVE entertaining in the rec room. 4th bedroom, 4pc bath & lots of storage make this an ideal family home. ENJOY the fenced & landscaped yard with irrigation system & stone patio, surrounded by mature trees. The detached garage is the perfect place for all the toys & the heated workshop with 220 wiring could be the dream MAN CAVE plus RV PARKING! Steps away from parks, schools, GARC & Sherwood Park Mall.

Built in 1971

### **Essential Information**

MLS® # E4428267

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,345                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 82 Garnet Crescent |
| Area        | Sherwood Park      |
| Subdivision | Glen Allan         |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8A 2S4            |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Patio, R.V. Storage, Sprinkler Sys-Underground, Workshop, See Remarks |
| Parking   | 220 Volt Wiring, Double Garage Detached, Heated, Shop                 |

### **Interior**

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

### **Exterior**

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |   |
|-------------------|---|
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                 |
|------------|-----------------|
| Elementary | GLEN ALLAN      |
| Middle     | CLOVER BAR JR H |
| High       | SALISBURY COMP  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 25          |

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 April 4th, 2025 at 6:47pm MDT