

## **\$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	3
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 3rd, 2025 at 5:32pm MDT