

## **\$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 |
|----------|--------------|

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| 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 | 30             |
| 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 August 2nd, 2025 at 12:17pm MDT