

## \$400,000 - 95 Garland Crescent, Sherwood Park

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MLS® #E4430594

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Backing onto beautiful walking trails with direct access through a gate in the backyard, this warm, well-maintained home is perfect for families. Easily walk to nearby parks and schools via the scenic trails. The sunny, low-maintenance backyard features a bountiful apple tree and a wood shed stocked for winter. Inside, enjoy 3 bright, spacious bedrooms upstairs, including a primary with ensuite. The kitchen overlooks the yard, while the basement offers a cozy family room with wood-burning fireplace, and a bonus area, perfect for a library or entertainment space, roughed-in for a wet bar. There is a great office space, and abundant storage—including pantry space. Upgrades include all-weather vinyl windows, newer shingles (home & garage), and a newer hot water tank. A York high-efficiency furnace and central vac add value and convenience. Work in your insulated garage with 220 Amp power for any project you can imagine. A long driveway provides plenty of parking in this ideally located gem.



Built in 1973

### Essential Information

MLS® #	E4430594
Price	\$400,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,230
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	95 Garland Crescent
Area	Sherwood Park
Subdivision	Glen Allan
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2P9

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 12th, 2025  
Days on Market      3  
Zoning                Zone 25

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