

## \$649,000 - 23 Granville Crescent, Sherwood Park

MLS® #E4440581

**\$649,000**

6 Bedroom, 3.00 Bathroom, 1,354 sqft

Single Family on 0.00 Acres

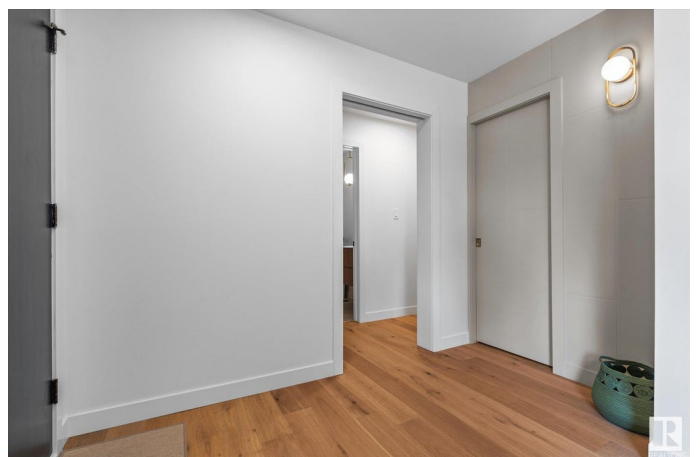
Glen Allan, Sherwood Park, AB

This fully updated 6-bedroom, 3-bath home blends midcentury charm with timeless style, featuring a fluted island, quartz countertops with full slab backsplash, gas range, engineered hardwood floors, and stainless steel appliances. The bright and timeless main floor includes a custom built-in fireplace, while the basementâ€™with a separate entranceâ€™offers soundproofing, plush carpeting and 3 more large bedrooms, a full bath, an electric fireplace, a spacious wet bar, and a massive walk-in pantry/storage area. The luxurious primary suite boasts a wet-room with a walk-in shower and separate tub. Additional upgrades include new windows, updated plumbing and electrical, newer furnace, new hot water tank, laundry on both levels, and an oversized double garage. Located in a quiet, mature neighborhood close to schools and shopping, this home is ideal for families or investors looking for move-in-ready value.

Built in 1972

### Essential Information

MLS® #	E4440581
Price	\$649,000
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,354
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	23 Granville Crescent
Area	Sherwood Park
Subdivision	Glen Allan
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 0B1

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Wet Bar
Parking	Double Garage Detached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Hood Fan, Stove-Gas, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Glen Allen Elementary

**Additional Information**

Date Listed                      June 5th, 2025

Days on Market                12

Zoning                            Zone 25

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