

## \$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

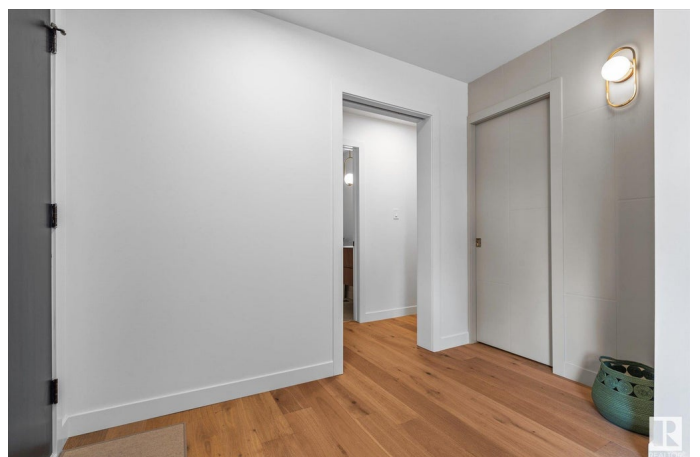
Glen Allan, Sherwood Park, AB

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 basement—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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Listing information last updated on June 16th, 2025 at 9:47pm MDT