

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

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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Listing information last updated on April 15th, 2025 at 6:02am MDT