

## \$499,702 - 32 Garfield Crescent, Sherwood Park

MLS® #E4449873

**\$499,702**

4 Bedroom, 2.00 Bathroom, 1,675 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

MASSIVE YARD!...MATURE TREES...PRIVATE...IN THE HEART OF SHERWOOD PARK - CLOSE TO EVERYTHING~!WELCOME HOME!~ On the main floor, you will find a functional kitchen with white cabinets and newer tile floors, formal dining room and spacious great room with new vinyl plank floors. The upper floor features the primary bedroom with 2 pce ensuite, 2 more bedrooms, and 4 pce main bath. Walk 3 steps down from the kitchen and enter a family room with cozy wood burning fireplace and patio doors leading to the backyard! Also on this level, find a 2 pc bath, another bedroom and laundry. The basement is ready to be completed, with your personal touches. Other upgrades: NEW CARPET, NEW FURNACE (Dec 2025), NEW GARAGE DOOR OPENER, NEWER DRIVEWAY/SIDEWALKS (10 yrs ago), NEWER WINDOWS (10 yrs ago), NEW SINKS/TOILETS, BRAND NEW FENCE. Enjoy the private, enchanting backyard with mature trees, flower beds, bird houses and gazebo. Amazing property in the heart of Sherwood Park!

Built in 1974

### Essential Information

MLS® #

E4449873



|                |                        |
|----------------|------------------------|
| Price          | \$499,702              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,675                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 32 Garfield Crescent |
| Area        | Sherwood Park        |
| Subdivision | Glen Allan           |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8A 3L7              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Fireplaces        | Brick Facing                                                                                    |
| Stories           | 3                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Partially Finished                                                                        |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                           |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Metal                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 33              |
| Zoning         | Zone 25         |

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Listing information last updated on August 26th, 2025 at 11:48am MDT