

## \$469,900 - 8 Gravenhurst Crescent, Sherwood Park

MLS® #E4454530

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,237 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

First time on the market! This timeless Nu-West bungalow in ever-popular Glen Allan has been lovingly maintained & updated by the original owner. The primary bedroom boasts dual closets and A FULL 4-PC ENSUITE, a rare feature for this vintage! Bathroom tubs are updated along with tile flooring. The kitchen sports refaced cabinets to the ceiling, Corian counters, newer S/S appliances (slide-in range 1 yr, D/W 5 yrs), & a huge pantry. Retro brick & stucco fireplace in the large living room. Basement has a huge spare room with 2 windows, updated 3-pc bathroom, family room with plumbing for a wet bar. Furnace 18 yrs, shingles 15 yrs, triple-paned low-E windows 20 yrs. Rubber driveway 2021 & the 23'x 25' double garage (insulated & drywalled) features an ATTACHED WORKSHOP: perfect man-cave, she-shed, potting shed, etc! Low-care landscaping with no grass, chain-link fence, firepit area & deck. On a beautiful quiet street close to Sherwood Park Mall, schools/parks/playgrounds, walking paths, etc.

Built in 1972

### Essential Information

MLS® # E4454530

Price \$469,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,237                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8 Gravenhurst Crescent |
| Area        | Sherwood Park          |
| Subdivision | Glen Allan             |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8A 3C4                |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                           |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Brick Facing, See Remarks                                                                                                                        |
| Stories           | 2                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                     |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 74                |
| Zoning         | Zone 25           |

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Listing information last updated on November 5th, 2025 at 9:17pm MST