

## **\$550,000 - 64 Glencoe Place, Sherwood Park**

MLS® #E4447414

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,582 sqft

Single Family on 0.00 Acres

Craigavon, Sherwood Park, AB

Rare opportunity in Glencoe Place. Nestled in a quiet cul de sac of only 20 homes, this beautifully maintained Salvi built half duplex offers the perfect blend of low maintenance living and privacy making this is ideal for a lock and leave lifestyle. This bungalow backs onto Heritage Trail with a sunny west facing backyard. The great room layout features a gas fireplace, premium oak cabinetry, granite countertops, a peninsula kitchen with a garden window, and three skylights that fill the space with natural light. Recent updates include luxury vinyl plank flooring, some newer windows, a newer front door, and a maintenance free deck with a natural gas hookup for your barbecue. The main floor offers a spacious primary suite with a walk in closet and a renovated ensuite that includes a walk in tub perfect for aging in place. Additional highlights include a double attached heated garage, an underground sprinkler system and a finished basement with a summer kitchen making this perfect for downsizers.

Built in 1990

### **Essential Information**

MLS® # E4447414

Price \$550,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,582         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 64 Glencoe Place |
| Area        | Sherwood Park    |
| Subdivision | Craigavon        |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 5L2          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Skylight, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Flat Site, Landscaped, Level Land, No Back Lane, No Through Road, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Glen Allan    |
| Middle     | F R Haythorne |
| High       | Bev Facey     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 25         |
| HOA Fees       | 2567.06         |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 19th, 2025 at 8:47pm MDT