

## **\$575,000 - 64 Glencoe Place, Sherwood Park**

MLS® #E4447414

**\$575,000**

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 \$575,000



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	2
Zoning	Zone 25
HOA Fees	2567.06
HOA Fees Freq.	Annually

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