

## \$599,500 - 11 Glencoe Boulevard, Sherwood Park

MLS® #E4442225

**\$599,500**

4 Bedroom, 2.50 Bathroom, 2,582 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

In the heart of Glen Allan, this upgraded 4-bedroom, 2.5-bath home offers 2,581 sqft of refined living space and an unbeatable lot. The designer kitchen features granite counters, custom cabinets, a Sub-Zero fridge, and Wolf appliances. Vaulted ceilings, a mix of upgraded doors, windows, rubber roof shingles and large living areas bring warmth and style. Step into a backyard oasis with a new composite deck, massive yard, and a custom gazebo with bonus shed storage. The heated TRIPLE garage (on its own furnace) and AC add convenience year-round. With a sprawling primary suite (over 450 sqft), sharp finishes, and room to personalize, this home is a rare opportunity in a prime location. Only minutes to rec centers, schools, parks and shopping this home is a must see.

Built in 1973

### Essential Information

MLS® #	E4442225
Price	\$599,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,582
Acres	0.00



Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	11 Glencoe Boulevard
Area	Sherwood Park
Subdivision	Glen Allan
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2Z5

### **Amenities**

Amenities	Air Conditioner, Gazebo, See Remarks
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	See Remarks
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed June 13th, 2025

Days on Market 3

Zoning Zone 25

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Listing information last updated on June 16th, 2025 at 8:02pm MDT