



## 23 GRANVILLE Crescent Sherwood Park AB

\$400,000

You've heard it all before: hidden gem, blank canvas, a real keeper. Well this bungalow in Glen Allan is the kind of home that makes you believe in second chances. With over 1,300 square feet of living space, 3+1 spacious bedrooms, 1.5 bathrooms, and a bright living room flooded with natural light. Formal dining room with built-in hutch. The U-shaped eat-in kitchen? Functional and full of potential. The primary bedroom even comes with its own two-piece ensuite--because everyone deserves a little privacy. And let's not forget the basement--untouched, unspoiled, and waiting for your vision. Step outside, and you'll find a beautiful yard perfect for summer BBQs, along with an oversized double garage (26x22)--ideal for tinkering, storage, or just showing off your ride. Nestled on a quiet street close to parks, schools, and all the amenities, this home is ready for its glow-up. Sure, it might need a little work--don't we all?--but with the right touch, it could become your forever home.

Listing Presented By:



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