

## \$725,000 - 8 Carmel Close, Sherwood Park

MLS® #E4449089

**\$725,000**

3 Bedroom, 2.50 Bathroom, 1,716 sqft

Single Family on 0.00 Acres

Craigavon, Sherwood Park, AB

Charming 3-bedroom, 2-bath bungalow in desirable Craigavon community with a bright WALKOUT BASEMENT and 2 HE furnaces, HWT with tons of triple pane windows, skylight and AC. Enjoy cozy newly carpeted rooms downstairs and warm ceramic tile and hardwood flooring throughout the main with granite countertops in the kitchen. The brick-faced fireplace adds character to the main living area, includes both a formal living room and a family room and main floor laundry. The basement features a second family room, generous storage, and Jack & Jill sinks in the bathroom. The spacious primary bedroom offers heated tile flooring in the ensuite. Step outside to decks on both levels and take in the beautifully landscaped, fully fenced yard with multiple flower beds and shrubs. Updated roof, garage door & front door, eaves with leaf guard. A large laundry room completes this well-designed home, move in ready!

Built in 1988

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449089  |
| Price     | \$725,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,716                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8 Carmel Close |
| Area        | Sherwood Park  |
| Subdivision | Craigavon      |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8A 5B7        |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Skylight, Vinyl Windows, Walkout Basement |
| Parking Spaces | 4                                                                |
| Parking        | Double Garage Attached                                           |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                                    |
| Fireplace         | Yes                                                                                                                          |
| Fireplaces        | Brick Facing, Mantel                                                                                                         |
| Stories           | 1                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                             |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public |

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
|              | Transportation, Race Track, Recreation Use, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                                     |
| Construction | Wood, Brick, Vinyl                                                   |
| Foundation   | Concrete Perimeter                                                   |

### **Additional Information**

Date Listed            July 22nd, 2025

Days on Market      119

Zoning                Zone 25

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