

## \$649,707 - 87 Carmel Road, Sherwood Park

MLS® #E4430981

**\$649,707**

4 Bedroom, 2.50 Bathroom, 1,974 sqft

Single Family on 0.00 Acres

Craigavon, Sherwood Park, AB

PRIDE OF OWNERSHIP! Welcome to this impeccably maintained family home in Sherwood Park. Fantastic location in the mature community of Craigavon. Close to schools, parks, and shopping. Situated on a large lot offering 1974 square feet plus a FULLY FINISHED basement. AWESOME SHOP in backyard plus and an OVERSIZED & HEATED 26 x 24 GARAGE! Copper plumbing ( NO poly-B), BRAND NEW SHINGLES, NEW HWT & NEWER TRIPLE PANE WINDOWS! New eavestroughs & new rubber driveway. Large front living room and dining room area with vaulted ceilings. Beautiful kitchen with Granite counter tops, stainless steel appliances plus a generous eating area. Family room with cozy wood-burning fireplace. Main floor laundry & powder room. Total of 4 bedrooms & 3 bathrooms. Primary bedroom with lovely ensuite and walk-in closets. Vinyl plank flooring in basement, rec room & storage space. Lovely backyard with a two-tiered deck & natural gas hook plus underground sprinklers. GREAT HOME & LOCATION! Visit REALTOR® website for more information.

Built in 1988

### Essential Information

MLS® # E4430981

Price \$649,707



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,974
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	87 Carmel Road
Area	Sherwood Park
Subdivision	Craigavon
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5B6

### Amenities

Amenities	Deck
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	4
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 7:32am MDT