

## \$375,000 - 23 Gillingham Crescent, Sherwood Park

MLS® #E4462394

**\$375,000**

5 Bedroom, 2.50 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

This charming bungalow brimming with vintage curb appeal, and presenting 2,345 square feet of air conditioned possibility, rests in the desirable Glen Allan neighbourhood. With some TLC, imagination and a little sweat, it's a great opportunity to move in, renovate & flip, or earn rental income. With parks and schools in the vicinity, the area radiates a warm family spirit, while also being conveniently close to shopping, transit and so much more! Inside, the bright & open main floor flows seamlessly between the living room (presenting hardwood floors and fireplace), shared dining area, and spacious kitchen. Private quarters include 3 bedrooms serviced by a 4pc bathroom, with the primary suite offering his & hers closets & its own 2pc ensuite. The fully finished basement extends your living space in the cozy rec room with bar, while large 4th & 5th bedrooms are serviced by a 3pc bathroom. An attached single car garage & R.V. pad provide more than enough parking, and the yard is ready for you to unwind in.

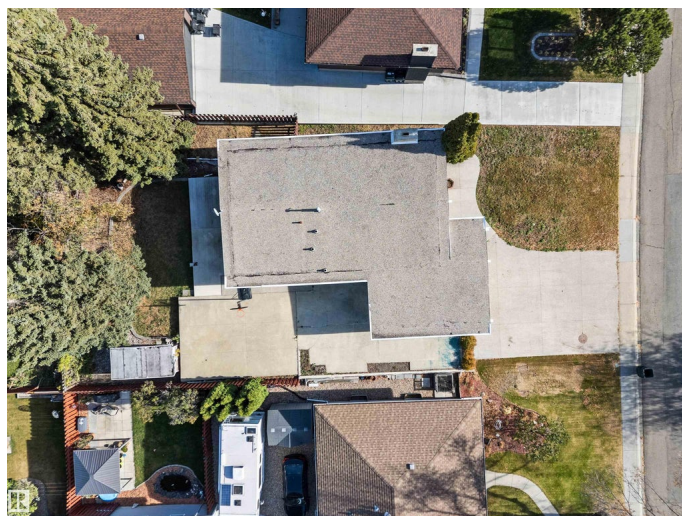
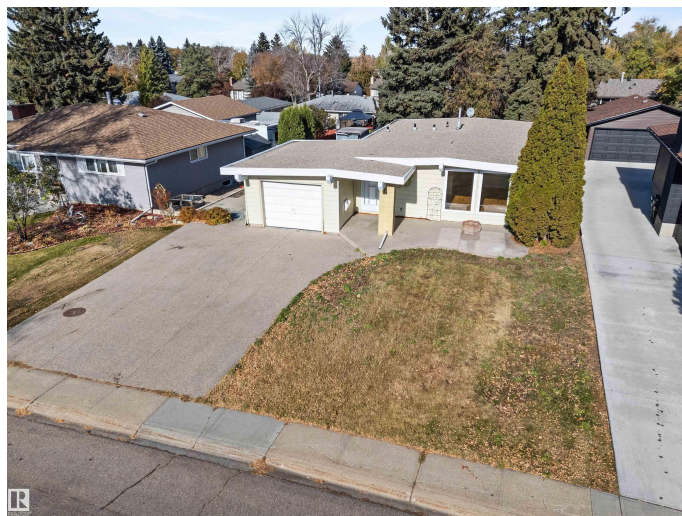
Built in 1972

### Essential Information

MLS® # E4462394

Price \$375,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,219                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 23 Gillingham Crescent |
| Area        | Sherwood Park          |
| Subdivision | Glen Allan             |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8A 2X5                |

### Amenities

|           |                                                                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Bar, Patio, Smart/Program. Thermostat, R.V. Storage, Secured Parking, Vaulted Ceiling, Vinyl Windows |
| Parking   | Insulated, RV Parking, Single Garage Attached                                                                                                                |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Mantel, Stone Facing                                                                                                      |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Finished                                                                                                            |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                                               |

### **Additional Information**

Date Listed            October 16th, 2025

Days on Market      5

Zoning                Zone 25

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Listing information last updated on October 21st, 2025 at 3:47am MDT