

**45 Ravenscrag Crescent N
Norglenwold, Alberta**

MLS # A2268280



\$699,000

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|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,293 sq.ft. | Age: | 1990 (35 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Off Street, Parking Pad, Paved | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Yard, Treed | | |

| | | | |
|--------------------|--------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage | | |

Inclusions: Shelving In Garage, Shed, Greenhouse

Welcome to this beautifully maintained 4-bedroom bi-level home in the peaceful Summer Village of Norglenwold. Featuring 2 full bathrooms plus a 3-piece bath, this home offers a bright and functional layout with hardwood, tile, and carpeted flooring, plus a convenient garage-to-basement entrance. Recent updates include newer shingles, replaced south-facing windows, an upgraded composite deck, and a new grinder pump (2023). The beautifully landscaped backyard is a gardener's dream—perfect for relaxing or entertaining. A spacious double garage and ample off-street parking add to the appeal. Enjoy quiet, low-tax living just minutes from Sylvan Lake amenities.