

**45 Ravenscrag Crescent N  
Norglenwold, Alberta**

**MLS # A2268280**



**\$699,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Off Street, Parking Pad, Paved		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Treed		

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

  

<b>Inclusions:</b>	Shelving In Garage, Shed, Greenhouse
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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.