

## \$474,900 - 165 Georgian Way, Sherwood Park

MLS® #E4448289

**\$474,900**

4 Bedroom, 3.00 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Tucked in the heart of Glen Allan, this beautifully updated bungalow offers over 1200 sq ft above grade plus a fully finished basementâ€”perfect for families! It has been meticulously maintained by the current homeowners. With 2+2 bedrooms and 3 full baths, it features a spacious living/dining area and a stylish maple kitchen. Updates include a modern basement reno (2019), refreshed bathrooms, and newer shingles. The large backyard boasts a maintenance-free deck, firepit, garden space, and an apple tree. No garage? Enjoy an extra-long driveway with RV parking plus there's parking on the street in front. Walking distance to schools, parks, shopping, and transitâ€”move in and enjoy!

Built in 1972

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4448289      |
| Price          | \$474,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| 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     | 165 Georgian Way |
| Area        | Sherwood Park    |
| Subdivision | Glen Allan       |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 2W7          |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, Fire Pit, No Smoking Home, See Remarks |
| Parking   | Front Drive Access, Parking Pad Cement/Paved, RV Parking        |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 25         |

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