

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

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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	11
Zoning	Zone 25

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