

## \$299,900 - 118 Georgian Way, Sherwood Park

MLS® #E4451566

**\$299,900**

4 Bedroom, 2.50 Bathroom, 1,149 sqft

Single Family on 0.00 Acres

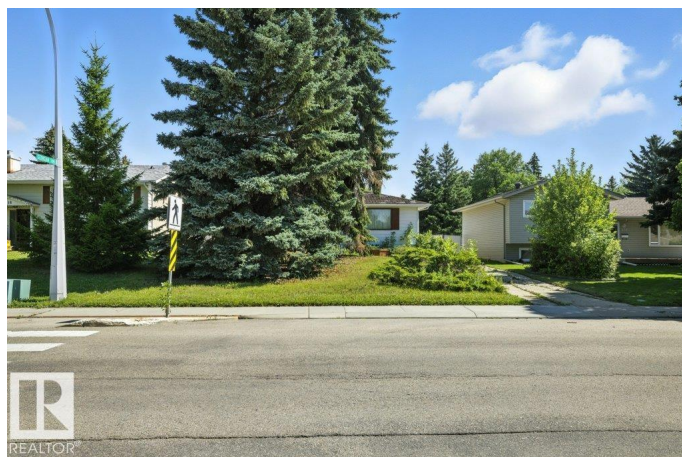
Glen Allan, Sherwood Park, AB

Embrace the original 70's vibe or put your own touch on this Glen Allen home. This 1150 sq ft bungalow has a spacious primary with a 2pce ensuite, two more bedrooms, 4pce bath, Dining Room with built in wall unit and adjoining kitchen and living room. The basement doesn't miss a beat of the 70's vibe with a rumpus room, bedroom, office, 3 pce bathroom and laundry. Large two car garage. This property is being sold "as is where is" for the right buyer to fix it up.

Built in 1972

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451566               |
| Price          | \$299,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,149                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 118 Georgian Way |
| Area        | Sherwood Park    |
| Subdivision | Glen Allan       |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 2W2          |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Wall Unit-Built-In     |
| Parking   | Double Garage Detached |

## Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Stories           | 2                                           |
| Has Basement      | Yes                                         |
| Basement          | Full, Finished                              |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Stucco                                            |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Stucco                                            |
| Foundation        | Concrete Perimeter                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 25          |

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Listing information last updated on August 8th, 2025 at 10:17pm MDT