

\$655,000 - 43 Georgian Way, Sherwood Park

MLS® #E4452270

\$655,000

7 Bedroom, 3.00 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Rare Dual-Suite Opportunity in Prime Sherwood Park Location This exceptional property offers two fully independent, self-contained suites, making it ideal for multigenerational living or rental income. The main floor features 1,700 sq ft of bright, open-concept living. Enjoy three spacious bedrooms, including a primary suite with a private 4-piece ensuite, and a large kitchen and dining area that flows seamlessly into the living room—perfect for family gatherings and entertaining. Step outside to your private patio and enjoy the fresh air in your own outdoor retreat. The lower level offers 1,150 sq ft of comfortable living space with two generously sized bedrooms, a massive open-concept kitchen/dining/living room, separate entrance, and in-suite laundry—ideal for extended family or guests. Additional features include a double oversized garage, modern upgrades throughout, and a location that's™s tough to beat—just steps from Sherwood Park Mall, the theatre. ALL Furnishings are NEG.

Built in 1971

Essential Information

MLS® #	E4452270
Price	\$655,000
Bedrooms	7



Bathrooms	3.00
Full Baths	3
Square Footage	1,711
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	43 Georgian Way
Area	Sherwood Park
Subdivision	Glen Allan
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2V3

Amenities

Amenities	Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Storage Shed, Washer, See Remarks, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 10th, 2025
Days on Market	2
Zoning	Zone 25

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