

# \$439,900 - 70 Georgian Way, Sherwood Park

MLS® #E4430380

## \$439,900

5 Bedroom, 2.50 Bathroom, 1,172 sqft  
Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Centrally located! Within walking distance to several schools, various parks, and Sherwood Park Mall. The property features 3+2 bedrooms, 2.5 baths, a single detached garage (15'x20'), a large deck, and a spacious private yard. Nicely renovated over the years, the updates include New Paint (2024), some New Lighting and Flooring (2024), New Dishwasher (2022), Windows (2020), , Eaves & Soffits (2020), New Hot Water Tank (2020), House Shingles (2019), New Motherboard in Furnace (2019), Basement Renovation (2019), Washer and Dryer (2015), Garage Shingles (2014), and concrete step (2014). The property will be professionally cleaned for possession.

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430380  |
| Price          | \$439,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,172     |
| Acres          | 0.00      |
| Year Built     | 1972      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 70 Georgian Way |
| Area        | Sherwood Park   |
| Subdivision | Glen Allan      |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8A 2V4         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, R.V. Storage                 |
| Parking   | Over Sized, Single Garage Detached |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dishwasher - Energy Star, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                        |
| Fireplace         | Yes                                                                                              |
| Fireplaces        | Masonry, See Remarks                                                                             |
| Stories           | 2                                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Finished                                                                                   |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                          |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 11th, 2025 |
|-------------|------------------|

Days on Market 11

Zoning Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 22nd, 2025 at 2:47pm MDT