

# \$585,000 - 118 Georgian Way, Sherwood Park

MLS® #E4462479

**\$585,000**

4 Bedroom, 3.00 Bathroom, 1,193 sqft  
Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Welcome to this fully RENOVATED 4Bed - 3Bath bungalow in desirable Glen Allan. This move-in-ready home offers an open-concept layout with a stunning chef's kitchen featuring quartz countertops, ALL BRAND NEW appliances, GAS COOKTOP with pot filler. The FULLY FINISHED basement is built for entertaining, complete with a custom wet bar, and built-in home theatre speakers! Recent upgrades include NEW WINDOWS, siding, ON DEMAND HOT WATER, sump pump, new ROOF SHINGLES on both the home and detached garage which comes complete with a new door and garage opener. Outside features NEW CONCRETE on driveway, walkways, patio and a, fully landscaped front and backyard. Located close to schools, parks, trails, and all amenities, this home offers the perfect blend of comfort and convenience in one of Sherwood Park's most established communities.

Built in 1972

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462479  |
| Price      | \$585,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,193                  |
| 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 | On Street Parking, Air Conditioner, Hot Water Instant, Patio, Wet Bar, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                                                                        |

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                            |
| Fireplaces        | Insert                                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                         |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 25            |

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Listing information last updated on October 24th, 2025 at 10:32am MDT