

## \$395,000 - 46 Graham Rd, Sherwood Park

MLS® #E4455812

**\$395,000**

4 Bedroom, 2.50 Bathroom, 1,128 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Welcome to this well maintained family home which features a 624 sq m lot with privacy trees a fenced family size back yard which features a large deck & 10,000 in landscaping with a newer shed in 2021. This home has newer windows replaced in 2022 on the main floor bedrooms and ensuite. You will love the Spacious bright eat in kitchen which offers newer 2021 Stove & Fridge, 2023 Microwave Hood Fan and a dining room off to the side. There is a nice size living room, full bath, 3 bedrooms on main, the primary bedroom has a half bath ensuite. The basement features a 3 piece bath, newer 2021 Washer & Dryer the Furnace, Ducts cleaned and AC was serviced in May of 2025. There is a family room, a large storage room and one massive bedroom. This home is close to all amenities. Enjoy!

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455812  |
| Price          | \$395,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,128     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1974                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 46 Graham Rd  |
| Area        | Sherwood Park |
| Subdivision | Glen Allan    |
| City        | Sherwood Park |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8A 3L8       |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, No Smoking Home |
| Parking   | Front Drive Access               |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                 |
| Fireplaces        | Brick Facing                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                      |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                       |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Brick, Metal                                                                       |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

Date Listed September 3rd, 2025

Days on Market 4

Zoning Zone 25

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Listing information last updated on September 7th, 2025 at 4:17pm MDT