

## \$649,900 - 43 Georgian Way, Sherwood Park

MLS® #E4462169

**\$649,900**

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 independent, self-contained suites, making it ideal for multigenerational living or rental income. The main floor features queen size bed in one bedroom. Double queen bunkbeds in the other. Primary suite with a private 4-piece ensuite, king size bed. 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 tough to beat—just steps from Sherwood Park Mall, the theatre. PRICE INCLUDES ALL FURNITURE!

Built in 1971

### Essential Information

MLS® # E4462169

Price \$649,900



|                |                        |
|----------------|------------------------|
| 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    | October 15th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 25            |

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Listing information last updated on October 25th, 2025 at 8:02pm MDT