

# \$399,900 - 49 Galloway Drive, Sherwood Park

MLS® #E4442655

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,299 sqft  
Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Great opportunity! With some sweat equity, this could be a real gem in a desirable location in Glen Allan! 4 bedrooms / 2.5 baths. Extensive work needed including new roofs on both house and garage. Hot water tank replaced 2024 and new fixtures in the ensuite.

Built in 1973

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442655               |
| Price          | \$399,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,299                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 49 Galloway Drive |
| Area        | Sherwood Park     |
| Subdivision | Glen Allan        |



|             |               |
|-------------|---------------|
| City        | Sherwood Park |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8A 2M1       |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Double Garage Detached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplaces        | Brick Facing, Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, See Remarks  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Sloping Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Glen Allan/St. Nicholas   |
| Middle     | F.R Haythorne/St. Theresa |
| High       | Bev Facey/ABJ             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 25         |

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