

## \$459,900 - 121 Georgian Way, Sherwood Park

MLS® #E4459220

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,730 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Welcome to family-friendly Glen Allan! This 4 bedroom, 2 bath split-level home with AC and double garage offers space and comfort in a prime location. Hardwood flooring flows through the bright, spacious living room with picture window, leading to the updated kitchen featuring plenty of cabinetry, stainless steel appliances including gas stove, and a peninsula island overlooking the dining area. Upstairs, the king-sized primary is joined by 2 generous bedrooms and a 4pc bath. The lower level boasts a large rec room with cozy fireplace and walkout access to the backyard, plus a 4th bedroom and 3pc bath. The basement is partially finished with a framed-in 5th bedroom complete with egress window. Outside, enjoy the fenced and landscaped yard—perfect for kids and pets. Steps to schools, GARC, Sherwood Park Mall, Broadmoor Park & more, this is the ideal family home in a highly desirable, mature community!

Built in 1972

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459220  |
| Price     | \$459,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,730                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 121 Georgian Way |
| Area        | Sherwood Park    |
| Subdivision | Glen Allan       |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 2W3          |

### **Amenities**

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking   | Double Garage Detached       |

### **Interior**

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                       |
| Fireplace    | Yes                                                                                                                                             |
| Fireplaces   | Stone Facing                                                                                                                                    |
| Stories      | 4                                                                                                                                               |
| Has Basement | Yes                                                                                                                                             |
| Basement     | Full, Partially Finished                                                                                                                        |

### **Exterior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                             |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Metal, Stucco                                                                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 24th, 2025  
Days on Market                25  
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 October 18th, 2025 at 10:32pm MDT