

Courtesy Of Trina P Hodges and Megan Mohr Of RE/MAX Excellence

## \$349,900 - 46 2 Georgian Way, Sherwood Park

MLS® #E4428042

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,006 sqft  
Condo / Townhouse on 0.00 Acres

Glen Allan, Sherwood Park, AB

Welcome to this PRISTINE unit in the quiet, adult community of Lakeside Village, featuring NEW SHINGLES, GARAGE DOOR & DECK. You are invited in to a bright and spacious entrance that leads to the kitchen that offers plenty of Oak cabinets, new backsplash, new stove & peninsula island that over looks the sunny dining area with patio doors to the deck. New laminate throughout the living room. King sized primary bedroom with NEW WINDOW, 2nd bedroom, 4pc bath & laundry area compliment the functional layout. The basement offers a 3rd bedroom, 3pc bath & tons of storage or room for future development. You will LOVE spending time on your PRIVATE east facing deck. Active & friendly complex features a recreational facility where activities are planned each month! PLUS, just steps away from GARC, Sherwood Park Mall & Broadmoor Park. LOW condo fees & well managed complex! MOVE IN READY!

Built in 1988

### Essential Information

MLS® #	E4428042
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,006
Acres	0.00
Year Built	1988
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	46 2 Georgian Way
Area	Sherwood Park
Subdivision	Glen Allan
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5K3

### **Amenities**

Amenities	Deck, Parking-Visitor, Recreation Room/Centre, See Remarks
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
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Days on Market	6
Zoning	Zone 25
Condo Fee	\$352

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Listing information last updated on April 3rd, 2025 at 7:17am MDT