

# \$339,900 - 46 2 Georgian Way, Sherwood Park

MLS® #E4428042

**\$339,900**

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      | \$339,900 |
| 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 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 8       |
| Zoning         | Zone 25 |
| Condo Fee      | \$352   |

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Listing information last updated on April 5th, 2025 at 8:17am MDT