

## \$489,000 - 162 Georgian Way, Sherwood Park

MLS® #E4456286

**\$489,000**

3 Bedroom, 2.00 Bathroom, 995 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

**INVESTMENT OPPORTUNITY!** Gem of a rental with **LEGAL** Basement Suite and Double Detached garage in the heart of Sherwood Park. Long term tenants (both 4+ years and counting) to be assumed by buyer with leases expiring in May and June of 2026. Upstairs pays \$1635/mth, downstairs pays \$1225/mth plus another \$200 for exclusive use of the garage. All major construction items are in proper working order without any deferred maintenance. This property is "plug and play". Professional Property Manager also willing to stay in place for ease and continuity. Upstairs is a unique layout with 2 huge bedrooms and an open concept living space. Two of the bedrooms have been combined (wall removed) to make a larger one. Common space towards the back door and down to the laundry and utility room. Basement suite is 1 bedroom, roughly 500 square feet, with electric heat and HRV ventilation. This is an easy and efficient investment for both new or seasoned investors, Act Now!

Built in 1972

### Essential Information

MLS® # E4456286

Price \$489,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 995                    |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 162 Georgian Way |
| Area        | Sherwood Park    |
| Subdivision | Glen Allan       |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 2W6          |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Detached                                                             |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dryer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Baseboard, Forced Air-1, Electric, Natural Gas                                   |
| Stories      | 2                                                                                |
| Has Suite    | Yes                                                                              |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | No Back Lane, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 30                  |
| Zoning         | Zone 25             |

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Listing information last updated on October 5th, 2025 at 1:32am MDT