



## Sherwood Park Alberta

\$449,900

Welcome to 17 Georgian Way! This 1289 sqft bungalow with a fully finished basement is move-in ready and completely renovated & upgraded, inside and out. Living room with modern fireplace, dining room with sun deck access, completely renovated kitchen with newer cabinets, corian counter tops, and recessed lighting. Primary bedroom features a 2-piece ensuite; bedrooms 2 & 3 are above average in size; renovated main bathroom. Hardwood flooring throughout the main floor, except for ceramic tile in kitchen, baths & foyer. Basement highlights include upgraded vinyl plank throughout, bright family room, bedroom #4, den, full bathroom & storage room which could be converted to bedroom #5. Nicely landscaped & fenced SW yard with sun deck, mature trees (including an edible plum!), rhubarb & many perennials. Upgrades include: Shingles (2019), windows (2025-2026), furnace (2020), H2O tank (2025), upgraded insulation beneath vinyl siding, new vinyl siding in 2025/26. Extremely well maintained by long term owners! (id:6769)

Family room 3.25 m X 5.32 m

Den 3.57 m X 2.85 m

Bedroom 4 4.56 m X 3.6 m

Utility room 1.42 m X 2.2 m

Storage 4.72 m X 3.12 m

Workshop 2.57 m X 2.74 m

Living room 3.64 m X 6.12 m

Dining room 2.7 m X 2.84 m

Kitchen 4.57 m X 3.96 m

Primary Bedroom 4.1 m X 4.87 m

Bedroom 2 2.75 m X 4.01 m

Bedroom 3 2.74 m X 4.73 m

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty

<http://www.jodieallen.com/>

**REMAX Elite**  
*the place to be*

**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.