



# Sherwood Park Alberta

\$449,900

Nestled on a generous lot in the heart of Glen Allan, this beautiful 1,370-square-foot bungalow offers the perfect blend of comfort and functionality. The main floor welcomes you with a bright, sunken living room with a cozy wood-burning fireplace, flowing seamlessly into the dining area and an open kitchen featuring an eat-at nook. Three spacious bedrooms complete the upper level, with a 2-pc ensuite in the main. A separate side entrance leads to a fully finished basement, designed for versatility with a large updated family room, a den with a second fireplace, an additional bedroom, and a 3-piece bathroom. The lower level also includes a hobby room with a plumbed sink, laundry room, and ample storage. Outside, the expansive backyard is surrounded by mature trees, providing a private retreat. The property features a large driveway leading to an oversized double detached garage with 220V power. Located just minutes from schools, recreation centres, and daily amenities, this home is an absolute gem. (id:6769)

Family room 7.35 m X 4.25 m

Den 5.07 m X 4.04 m

Bedroom 4 3.72 m X 4.25 m

Bonus Room 2.59 m X 3.03 m

Living room 5.39 m X 4.52 m

Dining room 3.14 m X 4.06 m

Kitchen 3.95 m X 3.63 m

Primary Bedroom 3.94 m X 3.7 m

Bedroom 2 3.96 m X 2.72 m

Bedroom 3 2.91 m X 2.93 m

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate

**REMAX Elite**

**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.