

Courtesy Of Tyler J Suchan Of RE/MAX River City

## \$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

Back on the market due to buyer Financing. 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      33

Zoning                 Zone 25

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Listing information last updated on October 7th, 2025 at 11:17pm MDT