

## \$349,900 - 36 2 Georgian Way, Sherwood Park

MLS® #E4456888

**\$349,900**

2 Bedroom, 2.50 Bathroom, 1,109 sqft

Condo / Townhouse on 0.00 Acres

Glen Allan, Sherwood Park, AB

Great 45+ 2 bedroom 2 and 1/2 bath end unit bungalow townhome in a nice quiet location with convenient single insulated attached garage. Lovely floorplan featuring a nice bright kitchen, living room with cozy gas fireplace, 2 bedrooms, full plus 1/2 bath and convenient laundry on the main. The basement is mostly finished with a large rec room, 3 piece bath and mechanical room. Updates over the past 10 years include: triple pane windows on the main, HE Furnace, HE hot water tank, central A/C, Fiberglass front door, overhead garage door, Allan block flower beds, phantom screens on front and back door, and dishwasher recently replaced. Back deck has a natural gas line for the BBQ installed. Beautiful well kept complex with low condo fees include lawn care and snow removal. Recreation Center (building#10) for get togethers and community functions. Close to parks, dining, shopping, trails, Sherwood Mall, theaters and so much more, a lovely place to call home.

Built in 1988

### Essential Information

MLS® # E4456888

Price \$349,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1988
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	36 2 Georgian Way
Area	Sherwood Park
Subdivision	Glen Allan
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5K3

### Amenities

Amenities	Air Conditioner, Club House, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Flat Site, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 9th, 2025
Days on Market	2
Zoning	Zone 25
Condo Fee	\$380

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Listing information last updated on September 11th, 2025 at 8:17am MDT