

## \$400,000 - 19 Grant Avenue, Sherwood Park

MLS® #E4466374

**\$400,000**

4 Bedroom, 2.00 Bathroom, 1,242 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Incredible opportunity in Glen Allan. This solid bungalow has been loved by the same family for 35 years and now it's time for someone new to breathe some new life into it. Offering over 1200 sqft of living space on the main floor, this home has a traditional 3 bedroom layout with 2 FULL BATHROOMS including a full 4 pc ensuite, a spacious living room, dining room and kitchen. Some updates have been done including the roof and eavestroughs on the house were replaced in 2020, the windows in the living room and dining room were replaced in 2017, as well as the motherboard and fan motor were replaced in 2014. Cosmetically this home is mostly original and the basement will transport you right back to the 70's. The oversized, heated double detached garage is an added bonus with plenty of space to house your vehicles and toys. If you are a handy person looking to build some sweat equity, or an investor looking for a sweet property to flip, this home would be perfect for you!

Built in 1971

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4466374  |
| Price     | \$400,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,242                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 19 Grant Avenue |
| Area        | Sherwood Park   |
| Subdivision | Glen Allan      |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8A 3B7         |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | No Smoking Home, Parking-Extra, See Remarks |
| Parking Spaces | 6                                           |
| Parking        | Double Garage Detached, Heated, Over Sized  |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Stories           | 2                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                       |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood, Brick             |
| Exterior Features | Golf Nearby, Landscaped |
| Roof              | Asphalt Shingles        |
| Construction      | Wood, Brick             |
| Foundation        | Concrete Perimeter      |

**Additional Information**

Date Listed                November 21st, 2025  
Zoning                      Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on November 21st, 2025 at 11:02am MST