

## \$374,900 - 21 Grant Avenue, Sherwood Park

MLS® #E4446927

**\$374,900**

3 Bedroom, 1.50 Bathroom, 1,223 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Fantastic Opportunity in Glen Allen! This charming 1,222 sq.ft. bungalow is nestled on a spacious 58 ft x 120 ft lot (6996 sq.ft / 650 m<sup>2</sup>) in a quiet, family-friendly neighborhood. Perfect for first-time buyers, growing families, investors, or builders, the home offers endless potential. The main floor features a functional living and dining room, bright kitchen, primary with a 2-pc ensuite, 2 additional bedrooms and 4-pc bath. Downstairs, take advantage of the progress already underway and the separate entrance making it perfectly suited for a future suite or additional living space. Step outside to a large, peaceful backyard with mature trees and storage shed—ideal for relaxing or entertaining. The single attached garage and ample side parking provide added convenience. Newer hot water tank and furnace blower. Located just steps from schools, parks, and shopping, this is a rare opportunity to invest in one of Sherwood Park's most desirable communities.

Built in 1971

### Essential Information

MLS® #	E4446927
Price	\$374,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,223
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	21 Grant Avenue
Area	Sherwood Park
Subdivision	Glen Allan
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2B7

### Amenities

Amenities	Patio, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Lot Description	58.8x120
Roof	Flat
Construction	Wood, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 10th, 2025

Days on Market 3

Zoning Zone 25

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