

## \$399,900 - 49 Galloway Drive, Sherwood Park

MLS® #E4442655

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,299 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Great opportunity! With some sweat equity, this could be a real gem in a desirable location in Glen Allan! 4 bedrooms / 2.5 baths.

Extensive work needed including new roofs on both house and garage. Hot water tank replaced 2024 and new fixtures in the ensuite. Close to any and all amenities - shopping, bus routes, an incredible network of parks, and quick access to the Anthony Henday, the WhiteMud Freeway and Highway 21.

Built in 1973

### Essential Information

MLS® #	E4442655
Price	\$399,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	49 Galloway Drive
Area	Sherwood Park
Subdivision	Glen Allan
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2M1

### **Amenities**

Amenities	Hot Water Natural Gas
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Sloping Lot
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Glen Allan/St. Nicholas
Middle	F.R Haythorne/St. Theresa
High	Bev Facey/ABJ

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	48
Zoning	Zone 25

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