

## \$489,900 - 43 Groveland Road, Sherwood Park

MLS® #E4462289

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,220 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Located on a quiet residential street in the desirable neighbourhood of Glen Allan, this very well maintained 1220 Sq Ft bungalow is sure to impress. The main floor features 3 bedrooms, a large living room with wood burning fireplace, 4 piece bath, and a 4 piece ensuite in the primary bedroom. The kitchen includes all black appliances, tile backsplash, eating area, and overlooks the backyard. The basement has a massive family room, a 4th bedroom, an office/den, laundry room, 3 piece bath and brand new vinyl plank flooring. The large backyard features a heated oversized double detached garage, patio area, hot & cold taps, natural gas hook up for the BBQ, and plenty of space for gardening. Recent updates include HWT 2020, roof and furnace last 10 years, newer windows, and upgraded plumbing & electrical. Within walking distance to schools, shopping, restaurants, parks and playgrounds, this home is in an ideal location in the heart of Sherwood Park.

Built in 1973

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462289  |
| Price     | \$489,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,220                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 43 Groveland Road |
| Area        | Sherwood Park     |
| Subdivision | Glen Allan        |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8A 3G7           |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Fire Pit, See Remarks |
| Parking   | Double Garage Detached, Over Sized                        |

### Interior

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

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                     |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 25            |

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Listing information last updated on October 20th, 2025 at 5:32pm MDT