

Courtesy Of Susan G Young Of Real Broker

## \$434,900 - 25 Grant Avenue, Sherwood Park

MLS® #E4460160

**\$434,900**

6 Bedroom, 1.50 Bathroom, 1,193 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

This renovated Glen Allan home sits on a large corner lot surrounded by mature trees and offers 6 bedrooms and 1.1 bathrooms, making it ideal for a growing family or those needing extra space. The exterior features updated triple-pane windows that enhance curb appeal while improving energy efficiency and comfort. Inside, the layout provides a spacious living room filled with natural light, a modernized kitchen with updated cabinetry and counters, and a dining area perfect for gatherings. The main level has three bedrooms with convenient access to the refreshed full bathroom, additional 3 bedrooms and a versatile rec room can be found in the basement. A stylish half bath is the ensuite off the primary bedroom. Recent renovations include upgraded finishes, updated fixtures, and hardwood flooring. Outside, the expansive yard offers plenty of room for entertaining, play or gardening, with the added benefit of corner-lot privacy and ample parking space. Steps away from shopping and schools.

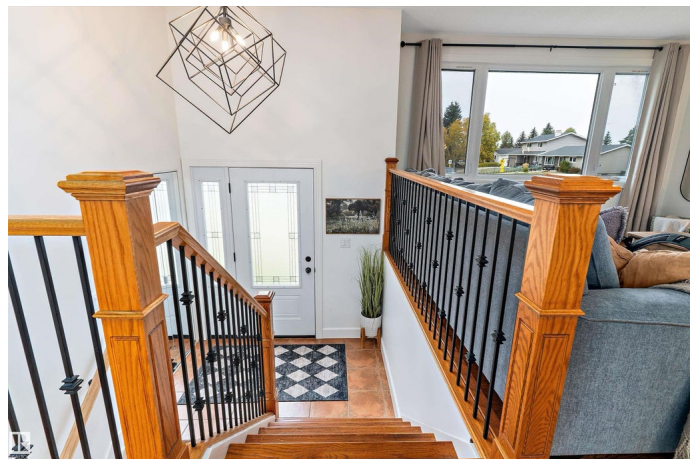
Built in 1972

### Essential Information

MLS® # E4460160

Price \$434,900

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,193                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 25 Grant Avenue |
| Area        | Sherwood Park   |
| Subdivision | Glen Allan      |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8A 3B7         |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, Fire Pit, No Smoking Home, Patio |
| Parking   | 2 Outdoor Stalls                                                      |

### Interior

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

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                                                                            |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 25           |

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Listing information last updated on October 14th, 2025 at 9:17am MDT