

\$489,000 - 162 Georgian Wy, Sherwood Park

MLS® #E4456286

\$489,000

3 Bedroom, 2.00 Bathroom, 995 sqft
Single Family

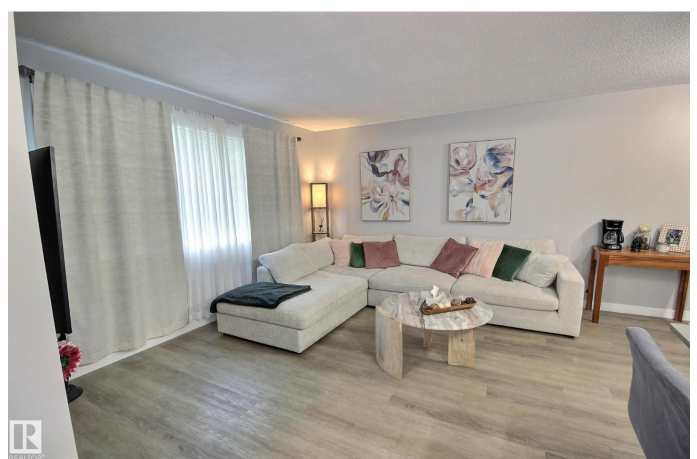
Glen Allan, Sherwood Park, Alberta

Back on the market due to buyer Financing. INVESTMENT OPPORTUNITY! Gem of a rental with LEGAL Basement Suite and Double Detached garage in the heart of Sherwood Park. Long term tenants (both 4+ years and counting) to be assumed by buyer with leases expiring in May and June of 2026. Upstairs pays \$1635/mth, downstairs pays \$1225/mth plus another \$200 for exclusive use of the garage. All major construction items are in proper working order without any deferred maintenance. This property is plug and play. Professional Property Manager also willing to stay in place for ease and continuity. Upstairs is a unique layout with 2 huge bedrooms and an open concept living space. Two of the bedrooms have been combined (wall removed) to make a larger one. Common space towards the back door and down to the laundry and utility room. Basement suite is 1 bedroom, roughly 500 square feet, with electric heat and HRV ventilation. This is an easy and efficient investment for both new or seasoned investors, Act Now! (id:6289)

Built in 1972

Essential Information

Listing #	E4456286
Price	\$489,000
Bedrooms	3
Bathrooms	2.00



Square Footage	995
Year Built	1972
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	162 Georgian Wy
Subdivision	Glen Allan
City	Sherwood Park
Province	Alberta
Postal Code	T8A2W6

Amenities

Amenities	Playground, Public Transit, Schools
Features	No back lane, No Animal Home, No Smoking Home
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dryer, Microwave Range Hood Combo, Washer, Refrigerator, Two stoves, Dishwasher
Heating	Baseboard heaters, Forced air
# of Stories	1
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	RE/MAX River City
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