

## \$485,000 - 223 Graham Place, Sherwood Park

MLS® #E4447246

**\$485,000**

5 Bedroom, 2.50 Bathroom, 1,217 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

This beautiful bungalow is a must see gem in the neighbourhood of Glen Allan. The location offers easy and convenient access to tons of shopping options, schools, daycare, a recreation complex, public transportation and so much more. The main floor features a light-filled living and dining room with a brick fireplace, primary bedroom with 2 pc powder room ensuite, plus 2 additional bedrooms, and a 3 pc bath. The bright kitchen with tiled backsplash offers plenty of cabinet space for the avid cook. Main floor has new vinyl plank flooring throughout and new linoleum flooring in kitchen and bathrooms and fresh paint. Fully finished basement offers lots of space for families to entertain and relax- a huge rec room, 2 bedrooms, 3 pc bath, lots of storage, and washer/dryer and freezer. The home boasts gorgeous landscaping and mature trees; fully fenced backyard features a wood deck and firepit as well as a separate fully fenced dog run and double detached garage. This adorable home is move- in ready!

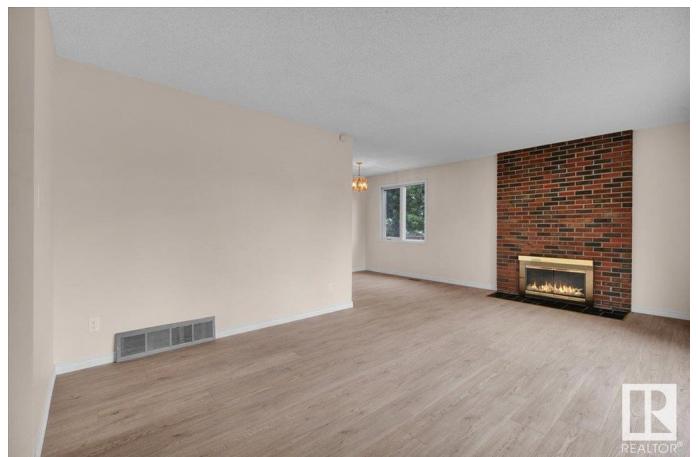
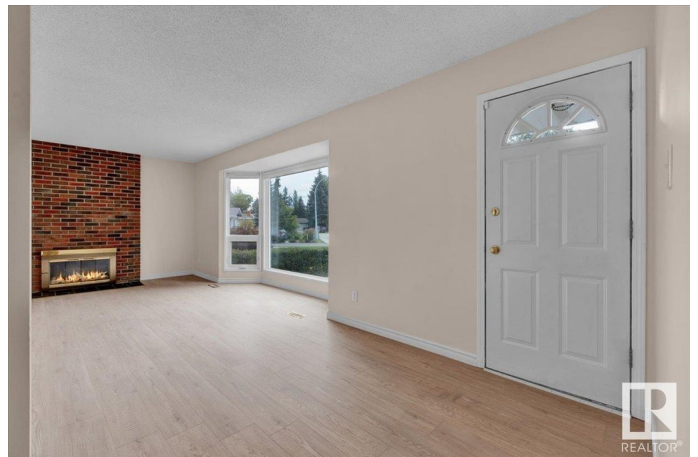
Built in 1974

### Essential Information

MLS® # E4447246

Price \$485,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,217                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 223 Graham Place |
| Area        | Sherwood Park    |
| Subdivision | Glen Allan       |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 3N8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Fire Pit               |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brass Surround, Brick Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public |

|              |   |
|--------------|---|
|              | Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof         | Asphalt Shingles                                    |
| Construction | Wood, Brick, Vinyl                                  |
| Foundation   | Concrete Perimeter                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 25         |

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Listing information last updated on July 15th, 2025 at 9:47am MDT