

# \$449,900 - 80 Groveland Road, Sherwood Park

MLS® #E4421744

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,170 sqft  
Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

This Bungalow won't last with prime location, South facing yard backing onto green space and walking trails. Nice open layout with 3 bedrooms up, primary bedroom with rare 2 pc en-suite and 4 pc bathroom on main. The basement is fully finished and has a wood burning fireplace, large rec room and additional room that could be used as a bedroom. You'll find an additional 3pc bathroom downstairs. Recent upgrades include shingles and eaves in 2018 and new front pad done in 2020. Come see for yourself!

Built in 1973

## Essential Information

MLS® #	E4421744
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,170
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	80 Groveland Road
Area	Sherwood Park
Subdivision	Glen Allan
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3G6

## Amenities

Amenities	On Street Parking, Hot Water Natural Gas
Parking	Front Drive Access, Parking Pad Cement/Paved

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Backs Onto Park/Trees, Flat Site, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 15th, 2025
Days on Market	27
Zoning	Zone 25

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Listing information last updated on March 14th, 2025 at 8:02am MDT