

\$395,000 - 46 Graham Rd, Sherwood Park

MLS® #E4455812

\$395,000

4 Bedroom, 2.50 Bathroom, 1,128 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Welcome to this well maintained family home which features a 624 sq m lot with privacy trees a fenced family size back yard which features a large deck & 10,000 in landscaping with a newer shed in 2021. This home has newer windows replaced in 2022 on the main floor bedrooms and ensuite. You will love the Spacious bright eat in kitchen which offers newer 2021 Stove & Fridge, 2023 Microwave Hood Fan and a dining room off to the side. There is a nice size living room, full bath, 3 bedrooms on main, the primary bedroom has a half bath ensuite. The basement features a 3 piece bath, newer 2021 Washer & Dryer the Furnace, Ducts cleaned and AC was serviced in May of 2025. There is a family room, a large storage room and one massive bedroom. This home is close to all amenities. Enjoy!

Built in 1974

Essential Information

MLS® #	E4455812
Price	\$395,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,128
Acres	0.00



Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	46 Graham Rd
Area	Sherwood Park
Subdivision	Glen Allan
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3L8

Amenities

Amenities	Air Conditioner, No Smoking Home
Parking	Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed September 3rd, 2025

Days on Market 11

Zoning Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 14th, 2025 at 7:02pm MDT