

## \$478,800 - 4006 Galloway Bay, Sherwood Park

MLS® #E4441998

**\$478,800**

5 Bedroom, 2.00 Bathroom, 1,767 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Location, location! In Glen Allan. Situated in a quiet cul-de-sac, this 1,767 SqFt 4-Level Split Air Conditioned home has been lovingly cared for & has a Fully Finished Basement (total of 2,334 SqFt of living space). With 5 Bedrooms, this is the perfect family home. The large, private west-facing sunny yard boasts a huge 2-tiered deck & beautiful newer landscaping with an oversized double heated garage. Functional kitchen with plenty of cabinets, counter-space & a large island, as well as a spacious living room & separate dining room. The upper floor has 3 bedrooms including a large master, & a full upgraded bathroom. The 3rd level has a family room c/w a wood-burning fireplace; a bedroom/Den & a newer 3 piece bath. The basement has a rec room; bedroom; laundry & storage. UPGRADES incl: newer driveway; Hi-Eff Furnace ('15); HWT ('19); most windows are newer; vinyl planking, newer high end stainless steel appliances, newer shingles on House and Garage, air conditioner 3 years and new Evestroughing!

Built in 1972

### Essential Information

MLS® # E4441998

Price \$478,800



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,767
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4006 Galloway Bay
Area	Sherwood Park
Subdivision	Glen Allan
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2L4

### **Amenities**

Amenities	Air Conditioner, Deck, Gazebo, No Smoking Home
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Glen Allan
Middle	F.R. Haythorne
High	Bev Facey

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	4
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 June 15th, 2025 at 9:47pm MDT