

## \$459,000 - 106 Glamorgan Drive, Sherwood Park

MLS® #E4466077

**\$459,000**

5 Bedroom, 2.50 Bathroom, 1,122 sqft

Single Family on 0.00 Acres

Glen Allan, Sherwood Park, AB

Welcome to Glen Allan – a warm, sun-filled 5-bed, 3-bath bi-level on a front facing large south lot right across from the park. Exceptionally cared for with over \$40K in updates, newer shingles, fencing, electrical pig-tailing, fresh paint, and a beautiful low-maintenance yard with garden space. Bright hardwood floors, an inviting white kitchen, and spacious living + dining areas make the main floor feel instantly like home. The primary bedroom features its own ensuite, with two more bedrooms and a 4-pc bath completing the level. The fully finished basement is surprisingly bright with large windows, a cozy wood-burning fireplace, two additional bedrooms, a 4-pc bath, great storage, and newer washer/dryer. Updates include furnace, exterior doors, garage man door, shingles, fencing, and more. Quiet street, steps to schools, trails, parks, and the Glen Allan Rec Centre. A sunny, welcoming home in a neighbourhood everyone loves – ready for its next chapter.

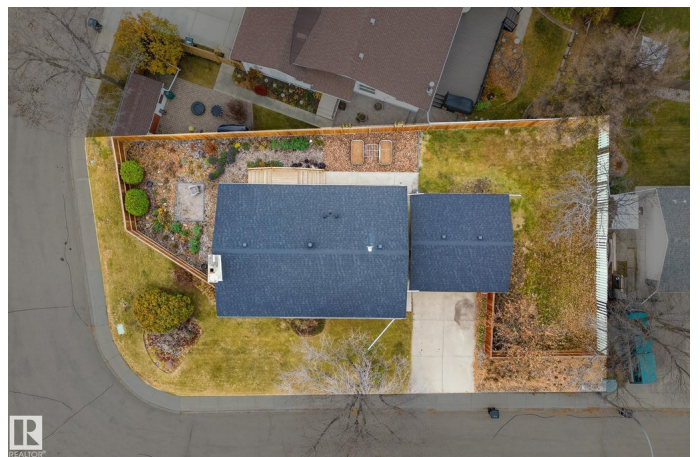
Built in 1973

### Essential Information

MLS® # E4466077

Price \$459,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,122                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 106 Glamorgan Drive |
| Area        | Sherwood Park       |
| Subdivision | Glen Allan          |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 2Y8             |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | On Street Parking, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Double Garage Detached                                  |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Brick Facing                                                                                                              |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Finished                                                                                                            |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                           |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 18th, 2025 |
| Zoning      | Zone 25             |

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Listing information last updated on November 18th, 2025 at 1:32pm MST