

## \$447,500 - 1 Manor Drive, Sherwood Park

MLS® #E4449908

**\$447,500**

3 Bedroom, 2.50 Bathroom, 1,187 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Charming bungalow in Mills Haven! Upon entering this stunning home, you are welcomed to a wide open floor plan with fresh vinyl planking, baseboards, most window and exterior doors and a large window in the living room, framed by mature trees! The spacious dining area leads you to a lovely kitchen complete with plenty of white cabinetry and newer appliances. There's a fantastic mudroom to store all your shoes and jackets! A generous bedroom with double windows. A four-piece main bathroom. A linen closet. A sizable master bedroom featuring a 2 piece ensuite and a huge second bedroom made from previous 2nd & 3rd bedrooms (Can easily be converted back to 3 bedrooms) Just wait until you explore the basement! Boasting an incredible wood-burning fireplace with brick facing, enormous recreation room, additional 4-piece bathroom, utility room & your third bedroom! Enjoy a beautifully fenced yard & oversized double detached garage. Great location within walking distance to literally EVERYTHING! Welcome home!

Built in 1971

### Essential Information

MLS® # E4449908

Price \$447,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,187                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 1 Manor Drive |
| Area        | Sherwood Park |
| Subdivision | Mills Haven   |
| City        | Sherwood Park |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8A 0S1       |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, 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, Stucco, Vinyl |
|----------|----------------------------|

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 25         |

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Listing information last updated on August 3rd, 2025 at 10:02am MDT