

## \$475,000 - 16 Merryvale Crescent, Sherwood Park

MLS® #E4448976

**\$475,000**

4 Bedroom, 1.50 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Very clean and well maintained 3+1 bedroom, 1.5 bathroom, 1,442 sq ft bungalow located on a quiet street in the Mills Haven neighborhood in Sherwood Park. The main floor of this home has a large livingroom and diningroom area, updated open kitchen, and next to the kitchen is a large private family room with a wood burning fireplace with entrance to the backyard. The main floor of the home has 3 large bedrooms with the primary bedroom having a 2 piece ensuite and a 4 piece main bathroom. The basement is about 70% complete with a large entertainment room, bedroom, and a dry bar, and lots of storage area. The exterior of the home has vinyl siding, capped windows, and plenty of parking on the north side driveway of the home. The large backyard is beautiful with mature trees, nice landscaping, attached deck, and the Gazebo will stay. The sale of the home will include all 5 appliances and the home is located walking distance to schools, shopping, and transportation.

Built in 1972

### Essential Information

MLS® # E4448976

Price \$475,000

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,442
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	16 Merryvale Crescent
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0N3

### Amenities

Amenities	See Remarks
Parking	Front Drive Access, No Garage, Parking Pad Cement/Paved, See Remarks

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 21st, 2025

Days on Market                6

Zoning                            Zone 25

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