

## \$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
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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	8
Zoning	Zone 25

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Listing information last updated on July 31st, 2025 at 12:17am MDT