

## \$474,900 - 44 Marion Drive, Sherwood Park

MLS® #E4442419

**\$474,900**

5 Bedroom, 2.00 Bathroom, 1,113 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Exclusive Opportunity in Mills Haven! This updated bungalow has one of the largest backyards in the area, surrounded by old-growth trees—offering rare space and privacy not found in newer builds. The huge yard and deck are perfect for entertaining or building your dream garage. Inside, the renovated kitchen features butcher block counters, stainless steel appliances, and ample cabinetry. The main floor offers 3 spacious bedrooms, a 4pc bath, and stylish laminate throughout. The fully finished basement adds 2 more bedrooms, a 3pc bath, a large rec room, storage room, laundry, and extra flex space. Major upgrades include shingles (2020), furnace, and HWT. Ideally located near top-rated schools, parks, and shopping, this move-in ready home blends space, comfort, and location in a sought-after, family-friendly neighbourhood. Don't miss your chance to own this one-of-a-kind property!

Built in 1971

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4442419  |
| Price     | \$474,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,113                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 44 Marion Drive |
| Area        | Sherwood Park   |
| Subdivision | Mills Haven     |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8A 0M1         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Hot Water Natural Gas                             |
| Parking   | Front Drive Access, No Garage, Parking Pad Cement/Paved |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Mills Haven Elementary |
|------------|------------------------|

|        |                 |
|--------|-----------------|
| Middle | Clover Bar Jr H |
| High   | Salisbury Comp  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 25         |

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Listing information last updated on June 17th, 2025 at 3:02am MDT