

## \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 11:32pm MDT