

Courtesy Of Jerad A Cox Of Sterling Real Estate

## \$599,900 - 37 Manchester Drive, Sherwood Park

MLS® #E4441034

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,693 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to this updated hillside bungalow in the heart of Mill Haven, perfectly positioned backing onto the scenic Broadmoor Golf Course. This thoughtfully designed home combines timeless character with over \$40,000 in recent upgrades, including new flooring, windows, updated lighting, and fresh paint throughout—delivering a space that blends classic Sherwood Park home design with modern comfort. With its spacious open-concept layout, large front walkout patio, and tiered backyard, the home is ideal for both everyday family living and entertaining guests. Whether you're enjoying quiet mornings overlooking the forest or hosting summer BBQs in the private yard, this property offers an exceptional lifestyle in one of Sherwood Park's most desirable communities. A perfect blend of charm, function, and location—this is a home you'll want to see for yourself.

Built in 1973

### Essential Information

MLS® #	E4441034
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,693
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	37 Manchester Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0T3

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 6th, 2025

Days on Market 85

Zoning Zone 25

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