

\$629,900 - 35 Manchester Drive, Sherwood Park

MLS® #E4435963

\$629,900

4 Bedroom, 2.50 Bathroom, 1,234 sqft

Single Family on 0.00 Acres

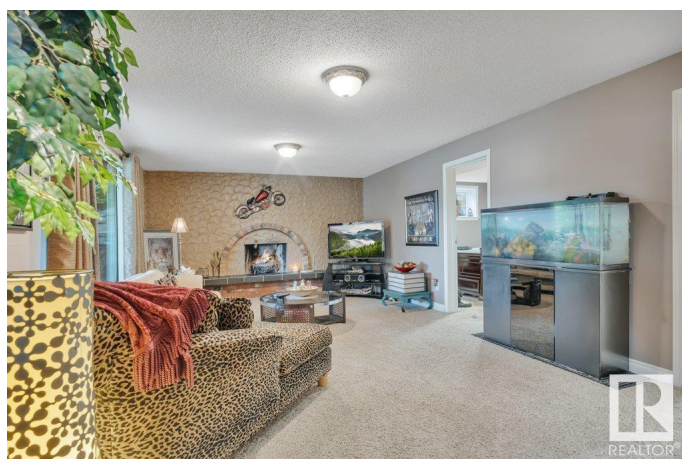
Mills Haven, Sherwood Park, AB

FORE!!! This front walkout hillside bungalow backs the 15th fairway at Broadmoor. Situated on a massive 9,160 sq. ft. lot this well treed property offers total privacy and quiet. The Sellers have invested significant money to create this private backyard oasis. Like entertaining? This magnificent yard can easily accommodate 50+ people for your receptions, reunions or just get togethers. A rare find indeed! The home features 4 bedrooms, 2 fireplaces, 3 bathrooms and a gorgeous gazebo (with cover). Total finished living space of 2103 sq.ft. Shingles were replaced in 2017 and most windows in 2018. Plenty of front parking in addition to paved RV storage.

Built in 1975

Essential Information

MLS® #	E4435963
Price	\$629,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.00
Year Built	1975
Type	Single Family



Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	35 Manchester Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0T3

Amenities

Amenities	Deck
Parking Spaces	5
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Hillside, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 12th, 2025
Days on Market	1

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 May 13th, 2025 at 12:32pm MDT