

## \$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 78

Zoning Zone 25

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