

## \$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 almost 1,700 sq ft hillside bungalow in Mill Haven—where 1970s cool meets modern flair! Backing directly onto Broadmoor Golf Course, this home is built for both relaxing and entertaining. A massive front walkout patio, tiered backyard, and open-concept design offer tons of social space. Inside, over \$40,000 in recent upgrades add major value with fresh flooring, updated lighting, new windows, and crisp paint throughout. You™ll love the blend of retro character and sleek finishes! This is more than a home—it™s a vibe.

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 | 56             |
| Zoning         | Zone 25        |

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