

## \$799,998 - 29 Manchester Drive, Sherwood Park

MLS® #E4458429

**\$799,998**

3 Bedroom, 3.00 Bathroom, 1,513 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

One-of-a-kind bungalow in Mills Haven backing Broadmoor's 15th hole with a private walkway to the fairway! This Chalet style bungalow home impresses with vaulted beam ceilings, floor-to-ceiling windows, and a cozy fireplace in the living room. The updated kitchen offers granite counters, abundant cabinetry & a bright eating nook. The primary retreat boasts vaulted ceilings, 9'™ windows, deck access & ensuite. A basement family room with wood-burning fireplace, gym/den & 3-pc bath add space & flexibility. The in-floor heated 3-season sunroom opens to an oasis backyard with treed views & golf course serenity. Thoughtful upgrades include newer roof, boiler, HWT, windows, dura deck, trim, lighting & custom railing. Finished with an oversized heated double garage & extended driveway, this home is both timeless & extraordinary.

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458429  |
| Price          | \$799,998 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,513     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1975                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 29 Manchester Drive |
| Area        | Sherwood Park       |
| Subdivision | Mills Haven         |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 0T3             |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | See Remarks                                |
| Parking   | Double Garage Attached, Heated, Over Sized |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount, Hot Tub |
| Heating           | Hot Water, In Floor Heat System, Natural Gas                                                                    |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Private Setting, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stucco                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 18th, 2025 |
|-------------|----------------------|

Days on Market 5

Zoning Zone 25

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Listing information last updated on September 23rd, 2025 at 9:02pm MDT