

# \$459,900 - 155 Marion Drive, Sherwood Park

MLS® #E4429173

**\$459,900**

3 Bedroom, 2.00 Bathroom, 998 sqft  
Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Tucked onto a quiet street in Mills Haven you will find this beautifully maintained bungalow featuring AC, 3 bedrooms, 2 baths, DOUBLE GARAGE plus NEWER ROOF & WINDOWS. Hardwood floors throughout the living room with bay window. Family sized kitchen offers plenty of cabinets & island that look over the dining room. King sized primary suite with BI closet organizers. 2 more bedrooms are both generous in size & UPDATED 4pc main bath complement the functional layout. The basement is fully finished with vinyl flooring through the massive rec room with fireplace, den, UPDATED 3pc bath & tons of storage. LOVE the fenced & landscaped yard with stone patio, deck & 3 season sunroom. You are steps away from Mills Haven Elementary & Clover Bar Junior High, as well as Sherwood Park Mall, Broadmoor Golf Course & all amenities that being in central Sherwood Park has to offer. This is the perfect place to call home.

Built in 1970

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4429173  |
| Price     | \$459,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 998                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 155 Marion Drive |
| Area        | Sherwood Park    |
| Subdivision | Mills Haven      |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 6C5          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Sprinkler Sys-Underground, Sunroom, See Remarks |
| Parking   | Double Garage Detached   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Tile Surround  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |

Foundation            Concrete Perimeter

### **School Information**

Elementary            MILLS HAVEN  
Middle                 CLOVER BAR JR H  
High                    SALISBURY COMP

### **Additional Information**

Date Listed            April 4th, 2025  
Days on Market       1  
Zoning                 Zone 25

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Listing information last updated on April 5th, 2025 at 12:32pm MDT