

## \$484,900 - 75 Marion Drive, Sherwood Park

MLS® #E4453307

**\$484,900**

3 Bedroom, 2.00 Bathroom, 1,105 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to this fully renovated 1,104 sq-ft bungalow in Mills Haven, one of Sherwood Park's most desirable neighbourhoods, where modern design meets functional living. Inside, luxury waterproof plank flooring flows through an open-concept living and dining area, filled with natural light from a large bay window. The brand-new custom kitchen features sleek cabinetry, stainless steel appliances, rich acacia wood butcher block countertops, and an elegant porcelain tile backsplash. The main floor includes 3 bright bedrooms and a beautifully designed 4pc bathroom, combining an antique wood vanity with modern fixtures and granite tile accents. The finished basement offers a 2nd full kitchen, and a stylish 3pc bath with an oversized tiled shower, 2 large rooms ideal for bedrooms, office, gym, or home theatre. Outside, enjoy your own private backyard oasis with mature fruit trees. Move-in ready with immediate possession, Close to top-rated schools, parks, shopping, and restaurants! Youer going to love it!

Built in 1971

### Essential Information

MLS® # E4453307

Price \$484,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,105                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 75 Marion Drive |
| Area        | Sherwood Park   |
| Subdivision | Mills Haven     |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8A 2G8         |

### **Amenities**

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                                       |
| Parking        | Front Drive Access, Parking Pad Cement/Paved                                            |

### **Interior**

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher - Energy Star, Euro Washer/Dryer Combo, Hood Fan, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 2                                                                                          |
| Has Suite    | Yes                                                                                        |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Partially Finished                                                                   |

### **Exterior**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 25           |

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