

## \$449,900 - 63 Meadowbrook Road, Sherwood Park

MLS® #E4441102

**\$449,900**

4 Bedroom, 1.50 Bathroom, 1,271 sqft

Single Family on 0.00 Acres

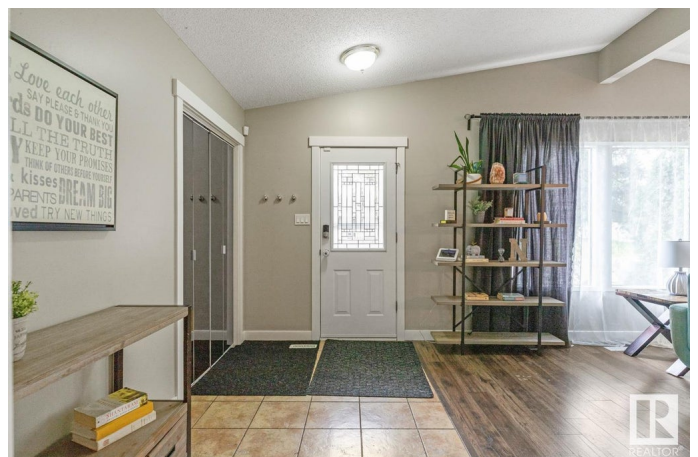
Mills Haven, Sherwood Park, AB

Beautifully maintained home tucked on to a quiet street in the family friendly community of Mills Haven, just steps away from parks & schools. This cute & cozy bungalow features 4 bedrooms, 2 baths & single attached garage with double parking pad. You are welcomed in to find vaulted ceilings throughout the family sized living room bathed in natural light. The kitchen offers plenty of cabinets & opens to the dining space. Kind sized primary with original hardwood floors, large closet & cheater door to the 5pc bathroom. The hardwood is continued on through to the other 2 bedrooms that are both generous in size. Moving down to the fully finished basement you will enjoy the entertaining sized rec room with fireplace. 4th bedroom, flex space, bathroom & ample storage complement the functional layout. NEW FURNACE, updated electrical panel, newer light fixtures, trim & fresh paint throughout. LOVE the fenced & landscaped yard with patio, surrounded by mature trees.

Built in 1971

### Essential Information

MLS® #	E4441102
Price	\$449,900
Bedrooms	4
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,271
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	63 Meadowbrook Road
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0P2

### Amenities

Amenities	Vaulted Ceiling, See Remarks
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Storage Shed, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

Foundation                      Concrete Perimeter

**School Information**

Elementary                      MILLS HAVEN  
Middle                              CLOVER BAR JR  
High                                 SALISBURY COMP

**Additional Information**

Date Listed                      June 7th, 2025  
Days on Market                1  
Zoning                              Zone 25

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