

## \$699,000 - 49 Manchester Drive, Sherwood Park

MLS® #E4449349

**\$699,000**

4 Bedroom, 2.50 Bathroom, 2,334 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to 49 Manchester Drive! A one-of-a-kind gem backing the Broadmoor Golf Course! This charming 4-level split is bursting with character and features the most incredible south-facing backyard oasis: outdoor kitchen, sprawling deck with brick fireplace, water fountain, and surrounded by lush private landscaping. Inside youâ€™™ll find 4 bedrooms, 2.5 baths, including a bright primary suite with walk-in closet, ensuite, and stunning views. Comfort is covered year-round with 2 furnaces and 2 A/C units. Tons of storage under the crawl space. Oversized double garage and endless curb appeal â€™™ this one is special!

Built in 1973

### Essential Information

MLS® #	E4449349
Price	\$699,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,334
Acres	0.00
Year Built	1973
Type	Single Family



Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	49 Manchester Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0T3

### Amenities

Amenities	Air Conditioner, Barbecue-Built-In, Crawl Space, Deck, Fire Pit, Vinyl Windows, Wood Windows, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Stove-Countertop Gas, Washer, Window Coverings, See Remarks, Hot Tub
Heating	Forced Air-2, Combination, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed	July 24th, 2025
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Days on Market 2

Zoning Zone 25

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