

## \$449,900 - 97 Marion Drive, Sherwood Park

MLS® #E4464863

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to this inviting 1040sqft bungalow in highly desired Mills Haven. The main floor features an open-concept kitchen and living room, creating a bright, connected space perfect for family time and entertaining. Originally designed as three bedrooms, the OVERSIZED PRIMARY combines two rooms into one generous retreat, complemented by a second main-floor bedroom and a 4-piece bath with relaxing JACUZZI TUB. The fully finished basement adds exceptional flexibility with two additional bedrooms, a large rec room, storage room, and 3-piece bathroom—ideal for guests, teens, or workspace. Outside, enjoy a beautifully landscaped yard with a COVERED DECK, rock-detailed fire pit area, and an impressive 24x26 double detached garage offering plenty of parking and storage. Located steps from parks, schools, trails, and all Sherwood Park amenities, this Mills Haven gem blends space, comfort, and outdoor enjoyment for families, downsizers, or investors alike.

Built in 1970

### Essential Information

MLS® # E4464863

Price \$449,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 97 Marion Drive |
| Area        | Sherwood Park   |
| Subdivision | Mills Haven     |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8A 2G8         |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | On Street Parking, Fire Pit, No Smoking Home, Patio |
| Parking   | Double Garage Detached, Over Sized                  |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

### Additional Information

Date Listed November 5th, 2025

Days on Market 10

Zoning Zone 25

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