

## \$400,000 - 45 Meadowbrook Road, Sherwood Park

MLS® #E4436522

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Centrally located in the sought-after Mills Haven neighbourhood, this 3-bedroom, 2-bathroom bungalow offers over 2,100 sq. ft. of developed living space and has incredible potential. The main floor features a bright, spacious living room with large windows, a dining area, functional kitchen, three bedrooms and a full 4-piece bath. The finished basement includes a large recreation room, 3-piece bathroom, laundry/mechanical room, and a flex space - ideal as a workshop, hobby room, or future bedroom. A separate rear entrance offers excellent potential for suite development. Whether you're a first-time buyer, investor, or looking for a renovation project to turn into your dream home, this is a fantastic opportunity in a well-established, central community with great access to schools, parks, shops, and major routes into Edmonton. Sitting on a generous lot, the backyard is a standout - featuring a massive raised garden bed for the avid gardener, mature trees/shrubs, and a patio for relaxing or entertaining.

Built in 1971

### Essential Information

MLS® # E4436522

Price \$400,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	45 Meadowbrook Road
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0P2

### **Amenities**

Amenities	Off Street Parking, Fire Pit, Patio
Parking	Front Drive Access

### **Interior**

Appliances	Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	2
Zoning	Zone 25

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