

# \$614,900 - 37 Manchester Drive, Sherwood Park

MLS® #E4441034

## \$614,900

4 Bedroom, 2.00 Bathroom, 1,693 sqft  
Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to this almost 1,700 sq ft hillside bungalow in Mill Haven—where 1970s cool meets modern flair! Backing directly onto Broadmoor Golf Course, this home is built for both relaxing and entertaining. A massive front walkout patio, tiered backyard, and open-concept design offer tons of social space. Inside, over \$40,000 in recent upgrades add major value with fresh flooring, updated lighting, new windows, and crisp paint throughout. You™ll love the blend of retro character and sleek finishes! This is more than a home—it™s a vibe.

Built in 1973

### Essential Information

MLS® #	E4441034
Price	\$614,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,693
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active



## Community Information

Address	37 Manchester Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0T3

## Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	June 6th, 2025
Days on Market	10
Zoning	Zone 25

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