

## \$524,900 - 7 Melrose Crescent, Sherwood Park

MLS® #E4441696

**\$524,900**

3 Bedroom, 3.00 Bathroom, 1,773 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Step into this BEAUTIFULLY MAINTAINED 4-level split located in the heart of Mills Haven. From the moment you arrive, you'll notice THE PRIDE OF OWNERSHIP and the inviting curb appeal; but it's the BACKYARD THAT STEALS THE SHOW. Lush, private, and filled with abundant plants, it's the PERFECT OASIS FOR GARDENERS, entertainers, or anyone who enjoys a PEACEFUL outdoor escape (the raspberries are amazing, btw). Inside, you'll find a TIMELESS interior with warm, RICH WOOD accents that create a WELCOMING AND COMFORTABLE ATMOSPHERE. The layout offers versatile living space across four levels, ideal for families or those who APPRECIATE A BLEND OF OPEN AND PRIVATE AREAS. Additional highlights include a HEATED GARAGE, NEW HOT WATER TANK (2024), and NEW SHINGLES (2024). Whether you're sipping coffee in your private and mature garden, enjoying the character and charm inside, this home offers A LIFESTYLE OF COMFORT, CARE, AND CONVENIENCE in one of Sherwood Park's most established neighbourhoods.

Built in 1975

### Essential Information

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Price	\$524,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,773
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	7 Melrose Crescent
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3T9

### Amenities

Amenities	Off Street Parking, Crawl Space, Hot Water Natural Gas, Patio
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	6
Zoning	Zone 25

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