

## \$629,900 - 35 Manchester Drive, Sherwood Park

MLS® #E4435963

**\$629,900**

4 Bedroom, 2.50 Bathroom, 1,234 sqft

Single Family on 0.00 Acres

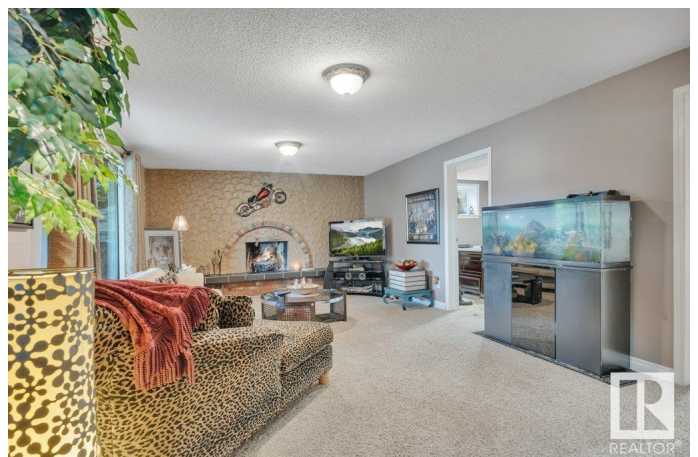
Mills Haven, Sherwood Park, AB

FORE!!! This front walkout hillside bungalow backs the 15th fairway at Broadmoor. Situated on a massive 9,160 sq. ft. lot this well treed property offers total privacy and quiet. The Sellers have invested significant money to create this private backyard oasis. Like entertaining? This magnificent yard can easily accommodate 50+ people for your receptions, reunions or just get togethers. A rare find indeed! The home features 4 bedrooms, 2 fireplaces, 3 bathrooms and a gorgeous gazebo (with cover). Total finished living space of 2103 sq.ft. Shingles were replaced in 2017 and most windows in 2018. Plenty of front parking in addition to paved RV storage.

Built in 1975

### Essential Information

MLS® #	E4435963
Price	\$629,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.00
Year Built	1975
Type	Single Family



Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	35 Manchester Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0T3

### Amenities

Amenities	Deck
Parking Spaces	5
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Hillside, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 12th, 2025
Days on Market	1

## Zoning

## Zone 25

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Listing information last updated on May 14th, 2025 at 3:02am MDT