

\$414,900 - 21 Marion Drive, Sherwood Park

MLS® #E4436085

\$414,900

4 Bedroom, 2.50 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

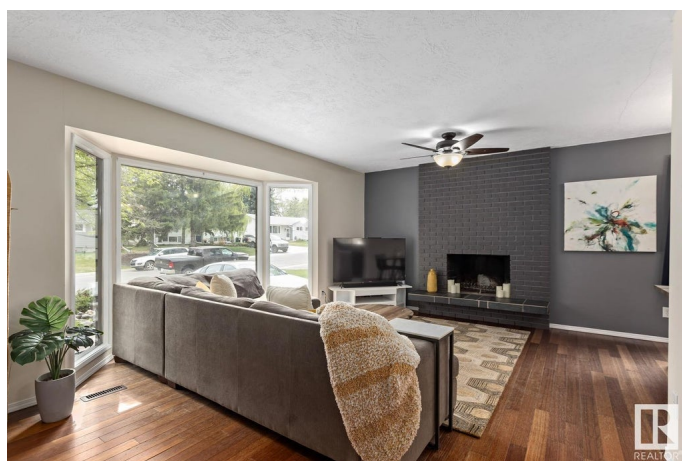
Welcome to this beautifully maintained 1240sq.ft. bungalow, located in the sought-after community of Mills Haven—just steps from schools, shopping, L&T Oca, & countless other amenities. With 3+1 bedrooms & 2.5 bathrooms, this home offers an ideal floor plan for families. The spacious, upgraded kitchen features solid wood cabinetry, a convenient pull-out pantry & ample counter space—perfect for cooking & gathering. The adjacent living & dining areas boast hardwood floors, a cozy wood-burning fireplace & are flooded with natural light from oversized windows. Upstairs, you'll find 3 comfortable bedrooms, including a primary suite with a private ENSUITE bathroom. The FULLY FINISHED basement adds tremendous value with a generous rec room, a versatile office/den, a full 3PC bathroom & a large laundry room with abundant storage. Step outside to your private WEST-FACING backyard, featuring a dedicated fire pit area, mature landscaping & a beautiful apple tree. Upgrades incl: furnace (2017), HWT (2019), roof/eaves

Built in 1976

Essential Information

MLS® # E4436085

Price \$414,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	21 Marion Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3W3

Amenities

Amenities	Closet Organizers, Fire Pit, Smart/Program. Thermostat
Parking Spaces	2
Parking	Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
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Exterior Features	Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	RPR
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Mills Haven Elementary
Middle	Clover Bar Junior High
High	Salisbury Composite High

Additional Information

Date Listed	May 13th, 2025
Zoning	Zone 25

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Listing information last updated on May 14th, 2025 at 1:47am MDT