

## **\$799,900 - 43 Manchester Drive, Sherwood Park**

MLS® #E4446049

**\$799,900**

3 Bedroom, 2.50 Bathroom, 2,004 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Exquisite 2000sqft bungalow backing the Golf Course. This custom 1970s bungalow features a unique sunken living room accentuated by a massive brick fireplace that stretches from floor to vaulted ceiling. It has 3 bedrooms, including a private primary suite with an updated ensuite bathroom. Walnut hardwood in common areas, plush carpet in bedrooms, and elegant tiled entrances. The modern kitchen is equipped with lighted drawers, Granite countertops, stainless steel appliances, and an induction cooktop. The main floor is completed with a laundry area and a 4-piece bathroom. The basement includes ample entertainment space, storage, and a third brick fireplace. An oversized garage in tandem with a carport provides cover for several vehicles. The private, low-maintenance backyard receives South-facing sun and features a rock-faced retaining wall making it perfect for gatherings. Upgrades include insulated vaulted ceilings, LED lighting, triple-pane windows, new kitchen and bathrooms, A/C, irrigation and more

Built in 1974

### **Essential Information**

MLS® # E4446049

Price \$799,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,004
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	43 Manchester Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0T3

### Amenities

Amenities	Air Conditioner, Crawl Space, Insulation-Upgraded, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, Rooftop Deck/Patio
Parking Spaces	8
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Washer, Stove-Countertop Inductn
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Hillside, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mills Haven, Madonna
Middle	Cloverbar, St. Teresa
High	SAL, ABJ

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	11
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 15th, 2025 at 1:03pm MDT