

## \$410,000 - 47 Manor Drive, Sherwood Park

MLS® #E4437030

**\$410,000**

4 Bedroom, 2.00 Bathroom, 1,706 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Nice-sized 4-level split in a great location in Mills Haven. Double detached garage, 3 bedrooms up with 1 bedroom/den on entry level. 2 full baths. Basement is developed with crawl space storage. House is being sold As IS, WHERE IS and is in need of a major cleaning and renovation/repair.

Built in 1971

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4437030               |
| Price          | \$410,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,706                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 47 Manor Drive |
| Area        | Sherwood Park  |
| Subdivision | Mills Haven    |



|             |               |
|-------------|---------------|
| City        | Sherwood Park |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8A 0P9       |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Hot Water Natural Gas, Vinyl Windows |
| Parking   | Double Garage Detached               |

### **Interior**

|              |                                 |
|--------------|---------------------------------|
| Appliances   | None                            |
| Heating      | Forced Air-1, Natural Gas       |
| Fireplace    | Yes                             |
| Fireplaces   | Brick Facing                    |
| Stories      | 4                               |
| Has Basement | Yes                             |
| Basement     | See Remarks, Partially Finished |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Mills Haven Elem/Madonna |
| Middle     | Clover Bar JH/OLPH       |
| High       | Salisbury Comp/ABJ       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 6              |
| Zoning         | Zone 25        |
| Foreclosure    | Yes            |

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