

## \$499,900 - 52 Manchester Drive, Sherwood Park

MLS® #E4452290

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Its rare that a home this well cared for hits the market...This is a three bedroom, three bath bi-level with a huge oversized attached garage on one of the nicest streets Sherwood Park has to offer.. The list of upgrades is a long one and all of the major expensive items have been done recently...Newer shingles, eaves, windows(triple pane in living room and family room), furnace, hot water tank, garage door, entry doors, built in vacuum system, walk in shower in the three piece ensuite, electrical and more.... The location and setting are perfect...The lot is 864 square meters and is a private manicured oasis for the whole family...A little paint and flooring would make this home Shine!! Best not wait on this one....

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452290  |
| Price          | \$499,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,335     |
| Acres          | 0.00      |
| Year Built     | 1972      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 52 Manchester Drive |
| Area        | Sherwood Park       |
| Subdivision | Mills Haven         |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 0T4             |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home           |
| Parking   | Double Garage Attached, Over Sized, See Remarks |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, 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                         |
| Exterior Features | Landscaped, Private Setting, Schools |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Stucco                         |
| Foundation        | Concrete Perimeter                   |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 10th, 2025 |
|-------------|-------------------|

Days on Market 5

Zoning Zone 25

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Listing information last updated on August 14th, 2025 at 10:17pm MDT