

# \$484,900 - 75 Marion Drive, Sherwood Park

MLS® #E4453307

## \$484,900

3 Bedroom, 2.00 Bathroom, 1,105 sqft  
Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

This fully renovated 1,104 sq ft Sherwood Park bungalow blends modern elegance with functional design. Step onto new luxury vinyl plank flooring that flows throughout a sunlit main floor, where a spacious living room and picture window set the tone. The brand-new kitchen dazzles with stainless steel appliances, sleek cabinetry, and contemporary finishes. Three main-floor bedrooms offer flexibility for a primary suite, home office, or guest rooms, complemented by a stylish 4-piece bath. The finished basement impresses with a 2nd kitchen, full 3-piece bath, and two generous rooms ideal as bedrooms, a home theatre, or gym. Outside, enjoy a private backyard oasis perfect for summer entertaining. Close to premier schools, parks, and amenities—this move-in ready home offers Sherwood Park living at its finest

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453307  |
| Price          | \$484,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,105     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1971                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 75 Marion Drive |
| Area        | Sherwood Park   |
| Subdivision | Mills Haven     |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8A 2G8         |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                                       |
| Parking        | Front Drive Access, Parking Pad Cement/Paved                                            |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher - Energy Star, Euro Washer/Dryer Combo, Hood Fan, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 2                                                                                          |
| Has Suite    | Yes                                                                                        |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Partially Finished                                                                   |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 15th, 2025 |
|-------------|-------------------|

Days on Market 2

Zoning Zone 25

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Listing information last updated on August 17th, 2025 at 4:47pm MDT