

## \$400,000 - 11 Main Boulevard, Sherwood Park

MLS® #E4460145

**\$400,000**

4 Bedroom, 3.00 Bathroom, 1,489 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

This charming bungalow offers just over 2,800 sq ft of total living space & sits on an attractive lot with no neighbors across the street! Inside, youâ€™ll find classic features like hardwood flooring and crown molding in a formal living & dining room. The kitchen overlooks a breakfast nook with extra built-in cabinetry and a spacious family room with a beautiful stone facing, wood burning fireplace. Two bedrooms, a 4pc bathroom, and the primary bedroom with an updated ensuite complete the main floor. With a long driveway providing ample off-street parking and an oversized double detached garage, thereâ€™s room for all of your vehicles and your guests. This home has amazing bones and incredible potential, priced to accommodate the updates and personal touches of its next owner. Conveniently located within walking distance to schools, shopping, public transit, and more! If youâ€™re seeking a spacious bungalow in a great Sherwood Park location with endless possibilitiesâ€”this is it.

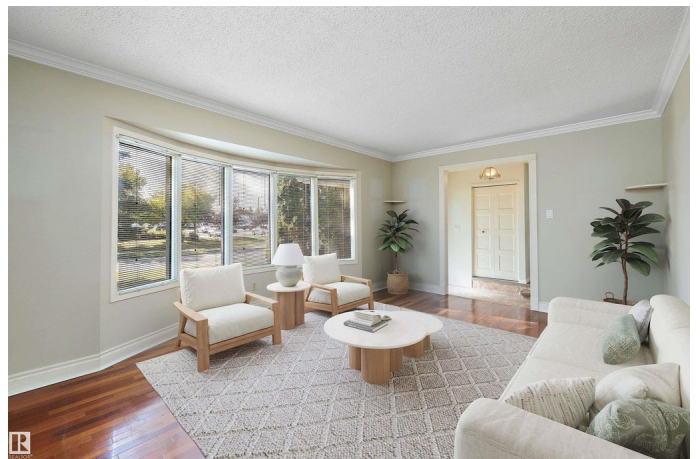
Built in 1975

### Essential Information

MLS® # E4460145

Price \$400,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,489                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11 Main Boulevard |
| Area        | Sherwood Park     |
| Subdivision | Mills Haven       |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8A 3T2           |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Off Street Parking, Deck, Hot Water Natural Gas |
| Parking Spaces | 5                                               |
| Parking        | Double Garage Detached                          |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                      |
| Fireplaces        | Stone Facing                                                                                                                                             |
| Stories           | 2                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Partially Finished                                                                                                                                 |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Fenced, Flat Site, No Back Lane, Playground Nearby, Private Setting, |

Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Mills Haven Elementary   |
| Middle     | Cloverbar Junior High    |
| High       | Salisbury Composite High |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 25              |

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Listing information last updated on October 6th, 2025 at 2:18pm MDT