

## \$489,900 - 135 Marion Drive, Sherwood Park

MLS® #E4459499

**\$489,900**

4 Bedroom, 2.00 Bathroom, 1,101 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Tucked onto a quiet street in Mills Haven you will find this beautifully maintained bungalow featuring 4 bedrooms, 2 baths, Den, plus NEWER Shingles & windows. The front of the house has exposed aggregate driveway and front porch and stairs. Walk into this inviting front room that leads to the bright family sized kitchen that offers plenty of cabinets, quartz counters & is open to the spacious dining room. King sized primary suite & 2 more bedrooms & UPDATED 4pc main bath complement the functional layout on the main level. The basement is fully finished with a massive rec room with bar, a bedroom, den, UPDATED 3pc bath & tons of storage. LOVE parking in your heated double car garage and then soak in the hot tub. The yard is fenced & landscaped, deck & large storage shed. You are steps away from Mills Haven Elementary & Clover Bar Junior High, as well as Sherwood Park Mall, Broadmoor Golf Course & all amenities that being in central Sherwood Park has to offer. This is the perfect place to call home.

Built in 1971

### Essential Information

MLS® # E4459499

Price \$489,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,101                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 135 Marion Drive |
| Area        | Sherwood Park    |
| Subdivision | Mills Haven      |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 2G8          |

### **Amenities**

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Bar, Deck, Hot Tub, Hot Water Tankless, No Animal Home, Patio |
| Parking Spaces | 5                                                             |
| Parking        | Double Garage Detached, Heated                                |

### **Interior**

|              |                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Hot Tub |
| Heating      | Forced Air-1, Natural Gas                                                                                  |
| Stories      | 2                                                                                                          |
| Has Basement | Yes                                                                                                        |
| Basement     | Full, Finished                                                                                             |

### **Exterior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 21                   |
| Zoning         | Zone 25              |

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Listing information last updated on October 16th, 2025 at 6:17am MDT