

## \$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
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Days on Market 1

Zoning Zone 25

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