

Courtesy Of Robert C Minogue Of MaxWell Polaris

## \$624,900 - 78 Manor Drive, Sherwood Park

MLS® #E4434895

**\$624,900**

4 Bedroom, 2.50 Bathroom, 1,433 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Golf Course Living at Its Finest – Backing the 13th Hole of Broadmoor! This upgraded bi-level offers 3+1 beds, 2.5 baths & an oversized heated/insulated garage with workshop. The main floor features a bright living room with cozy gas fireplace. No expense was spared on the \$60K+ dream kitchen with crisp white cabinetry, quartz counters, under-mount sink & a massive central island – perfect for cooking, entertaining, or casual meals. Elegant French doors open to a sun-drenched, south-facing upper deck (completed in 2024) with sweeping golf course views – a true backyard oasis. The primary bedroom offers deck access & a renovated ensuite w/ walk-in shower. The lower level has a large family room w/ 2nd fireplace, 4th bed, laundry & garage access. Major updates in the past 5 yrs: Air conditioning, furnace, LVP flooring, concrete steps, sewer line, soffits/eaves/fascia, deck, newer windows, garage heater & HWT. Walk to schools, shopping & Kinsmen Centre. Just move in & enjoy!

Built in 1972

### Essential Information

MLS® # E4434895

Price \$624,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,433
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	78 Manor Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2J1

### Amenities

Amenities	Air Conditioner, Deck, Hot Tub, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	6
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 14th, 2025 at 1:32am MDT