

## \$449,000 - 141 Marion Drive, Sherwood Park

MLS® #E4439853

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

This home has been nicely refreshed and is ready for you! Situated close to schools, shopping and major routes, this would make a perfect home for first-time buyer or investor. Updates include fresh paint throughout, giving the home a crisp, clean feel. Beautiful waterproof laminate spans most of the main floor and there is new carpet and underlay throughout the home. The updated kitchen has stainless appliances and stylish task lighting above peninsula. Dinette is great for family dining and is joined by the massive living room with large picture window. Down the hall is a lovely 4 piece bath with tiled shower/tub. There are 3 BRs down the hall, and the Primary has a 2-pc ensuite. Enjoy the bright Family room with fireplace downstairs, perfect for movie nights! There is a massive BR/Rec Rm next to it with a NEW bath across the hall, BR and large utility room with NEW HWT. Large yard with patio and treed privacy next to the single garage. A/C too! Some photos are virtually staged. Great home!

Built in 1970

### Essential Information

MLS® #	E4439853
Price	\$449,000
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	141 Marion Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2G8

### Amenities

Amenities	On Street Parking, Air Conditioner, Fire Pit, Hot Water Natural Gas, Patio
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Private Setting, Schools, Shopping

	Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	12
Zoning	Zone 25

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