

\$400,000 - 45 Meadowbrook Road, Sherwood Park

MLS® #E4436522

\$400,000

3 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Centrally located in the sought-after Mills Haven neighbourhood, this 3-bedroom, 2-bathroom bungalow offers over 2,100 sq. ft. of developed living space and has incredible potential. The main floor features a bright, spacious living room with large windows, a dining area, functional kitchen, three bedrooms and a full 4-piece bath. The finished basement includes a large recreation room, 3-piece bathroom, laundry/mechanical room, and a flex space - ideal as a workshop, hobby room, or future bedroom. A separate rear entrance offers excellent potential for suite development. Whether you're a first-time buyer, investor, or looking for a renovation project to turn into your dream home, this is a fantastic opportunity in a well-established, central community with great access to schools, parks, shops, and major routes into Edmonton. Sitting on a generous lot, the backyard is a standout - featuring a massive raised garden bed for the avid gardener, mature trees/shrubs, and a patio for relaxing or entertaining.

Built in 1971

Essential Information

MLS® # E4436522

Price \$400,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	45 Meadowbrook Road
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0P2

Amenities

Amenities	Off Street Parking, Fire Pit, Patio
Parking	Front Drive Access

Interior

Appliances	Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 15th, 2025
Days on Market	3
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 17th, 2025 at 11:02pm MDT