

# \$449,900 - 23 Moreland Road, Sherwood Park

MLS® #E4436729

**\$449,900**

3 Bedroom, 2.00 Bathroom, 946 sqft  
Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to this charming 945 sqft bungalow in the highly sought-after community of Mills Haven! This well-maintained home features 3 spacious bedrooms upstairs, a full 4-piece bathroom, and an open-concept kitchen that flows seamlessly into the bright, inviting living room—perfect for entertaining. Enjoy the newer stainless steel appliances and updated plumbing fixtures throughout. The fully finished basement adds even more living space, complete with an additional bedroom and a 3-piece bathroom. Outside, you’ll find a 22x24 heated detached garage (heater 2022), a massive 25x10.5 shed with garage door on a concrete slab, ideal for extra storage or a workshop. Major updates include a new electrical panel (2017), hot water tank (2025), and central A/C (2023). This property offers the perfect blend of comfort, function, and location with walking distance to schools, the mall and all other amenities.



Built in 1971

## Essential Information

MLS® #	E4436729
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	946
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	23 Moreland Road
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0P4

### Amenities

Amenities	Air Conditioner, Fire Pit, No Smoking Home
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Mills Haven
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Middle	Clover Bar Junior High
High	Salisbury Composite

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	5
Zoning	Zone 25

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