

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 | 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 10th, 2025 at 4:47pm MDT