

\$454,400 - 17 Marion Drive, Sherwood Park

MLS® #E4455888

\$454,400

6 Bedroom, 2.50 Bathroom, 1,722 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to this unique 6 bedroom home with 4 upstairs and 2 in the developed basement. Being mostly original the house could use some updating but there is a new front bay window in the fireplace living room, updated main bath and appliances are newer. There are 3 bathrooms including 3 piece in the basement plus a single attached garage. Outside you will find a very enjoyable backyard with patio, excellent shed and kids playhouse. Shingles are also newer so you have a great family home ready to go in the beautiful neighborhood of Mills Haven

Built in 1976

Essential Information

MLS® #	E4455888
Price	\$454,400
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,722
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
--------	--------

Community Information

Address	17 Marion Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2G8

Amenities

Amenities	Detectors Smoke
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 3rd, 2025
Days on Market	39
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 October 12th, 2025 at 1:47pm MDT