

Courtesy Of Heather J Morris Of MORE Real Estate

\$399,900 - 8 Meadowbrook Road, Sherwood Park

MLS® #E4440396

\$399,900

4 Bedroom, 2.50 Bathroom, 1,168 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

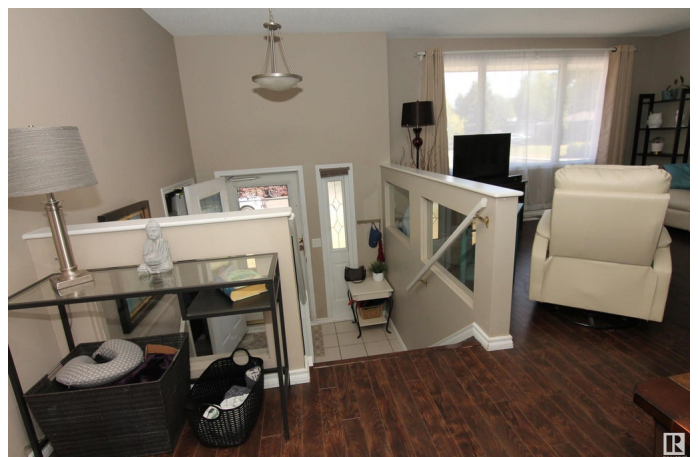
Don't miss this fantastic opportunity in the sought-after neighborhood of Mills Haven. This spacious bi-level home offers 1166 sq ft of living space, featuring 3+1 bdrms & 2.5 bthrms & just needs a bit of TLC to really shine. Nestled on a quiet, tree-lined ST, this home welcomes you with a bright, open-concept main floor. The living room boasts laminate flooring & a LG front window that floods the space with natural light. Adjoining dining space to the kitchen that overlooks a massive, private, treed backyard. The primary bdrm includes a convenient 2-piece ensuite, while 2 additional bdrms & a 4-piece main bthrm complete the upper level. Downstairs, the fully finished bsmnt offers a cozy rec rm with a charming brick-surround gas fireplace, a 3-piece bthrm, a 4th bdrm & an impressively large laundry/utility/storage area. Additional features A/C, some newer windows & shingles replaced approx. 8 years ago. LG fenced yard with mature trees. All this & just steps away from parks, schools, shopping, an outdoor rink.

Built in 1971

Essential Information

MLS® # E4440396

Price \$399,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,168
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	8 Meadowbrook Road
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0N8

Amenities

Amenities	Air Conditioner
Parking	Front Drive Access

Interior

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

Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 25

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Listing information last updated on June 16th, 2025 at 8:47am MDT