

## **\$525,000 - 73 Merrywood Crescent, Sherwood Park**

MLS® #E4442050

**\$525,000**

4 Bedroom, 2.00 Bathroom, 1,010 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Looking for a move in ready home in the heart of Mills Haven, this home is what you need. The home is immaculate and shows 10/10! Absolutely stunning finishes throughout. The main floor boasts over 1000 square feet featuring 2 fantastic bedrooms, living room, kitchen and a 4 piece bathroom. The basement is fully developed with 2 more bedrooms, a family room, 3 piece bathroom and a laundry area. The kitchen is sure to impress those who love to spend their time cooking with the white cabinets and the stunning black and gold accents and quality appliances. The home is also air conditioned for the hot summer months! The back yard is spacious and fully fenced. Let's not forget to mention the detached 23x21 garage to store all the toys or make the ultimate man cave! The home has an amazing location and is walking distance to many amenities.

Built in 1971

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4442050  |
| Price          | \$525,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,010     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1971                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 73 Merrywood Crescent |
| Area        | Sherwood Park         |
| Subdivision | Mills Haven           |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 0M8               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Stucco   |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Metal, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |

## Zoning

## Zone 25

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Listing information last updated on June 16th, 2025 at 3:02am MDT