

## \$415,000 - 3 Menlo Crescent, Sherwood Park

MLS® #E4436581

**\$415,000**

4 Bedroom, 1.50 Bathroom, 1,183 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to this charming bungalow in the heart of Sherwood Park! Located on a quiet street with easy access to Anthony Henday, it's close to schools, shopping, restaurants, and more. The main floor is fully wheelchair accessible, including the living room, kitchen, dining area, and a custom deck designed for mobility. Upstairs features 3 bedrooms, a 4-piece bath, and a the primary suite having a 2 piece ensuite. The basement offers a spacious rec room, an additional bedroom, ample storage, and a large mechanical/laundry room. You'll love the custom knotty pine doors and feature wall that add warmth and character. The backyard is a true retreat – large, private, and shaded by mature trees, perfect for relaxing in warmer months. Whether you're looking for accessibility, space, or a great location, this home has it all. Don't miss your chance to own this well-loved gem!

Built in 1970

### Essential Information

MLS® #	E4436581
Price	\$415,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,183
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3 Menlo Crescent
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0R8

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Fire Pit, No Smoking Home, See Remarks
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Concrete, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Mills Haven Elementary
Middle	Clover Bar Junior High
High	Madonna Catholic School

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	22
Zoning	Zone 25

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