

## \$414,900 - 21 Marion Drive, Sherwood Park

MLS® #E4436085

**\$414,900**

4 Bedroom, 2.50 Bathroom, 1,241 sqft  
Single Family on 0.00 Acres

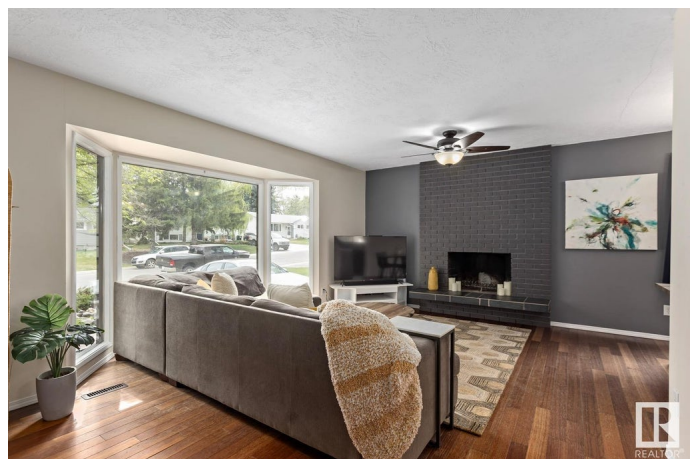
Mills Haven, Sherwood Park, AB

Welcome to this beautifully maintained 1240sq.ft. bungalow, located in the sought-after community of Mills Haven—just steps from schools, shopping, L&T Oca, & countless other amenities. With 3+1 bedrooms & 2.5 bathrooms, this home offers an ideal floor plan for families. The spacious, upgraded kitchen features solid wood cabinetry, a convenient pull-out pantry & ample counter space—perfect for cooking & gathering. The adjacent living & dining areas boast hardwood floors, a cozy wood-burning fireplace & are flooded with natural light from oversized windows. Upstairs, you'll find 3 comfortable bedrooms, including a primary suite with a private ENSUITE bathroom. The FULLY FINISHED basement adds tremendous value with a generous rec room, a versatile office/den, a full 3PC bathroom & a large laundry room with abundant storage. Step outside to your private WEST-FACING backyard, featuring a dedicated fire pit area, mature landscaping & a beautiful apple tree. Upgrades incl: furnace (2017), HWT (2019), roof/eaves

Built in 1976

### Essential Information

MLS® #	E4436085
Price	\$414,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	21 Marion Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3W3

### **Amenities**

Amenities	Closet Organizers, Fire Pit, Smart/Program. Thermostat
Parking Spaces	2
Parking	Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
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Exterior Features	Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	RPR
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mills Haven Elementary
Middle	Clover Bar Junior High
High	Salisbury Composite High

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	2
Zoning	Zone 25

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Listing information last updated on May 15th, 2025 at 5:47am MDT