

\$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

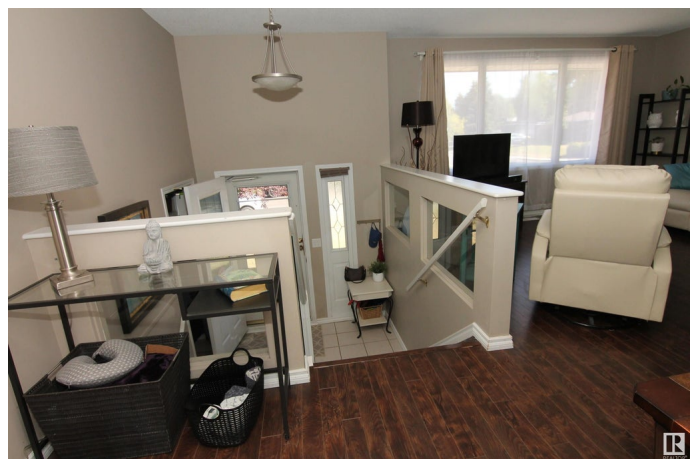
Don't miss this fantastic opportunity in the sought-after neighborhood of Mills Haven. This spacious bi-level home offers 1166 sq ft of living space, featuring 3+1 bdrms & 2.5 bthrms & just needs a bit of TLC to really shine. Nestled on a quiet, tree-lined ST, this home welcomes you with a bright, open-concept 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 | 11 |
| 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 June 15th, 2025 at 6:17pm MDT