

\$449,900 - 97 Marion Drive, Sherwood Park

MLS® #E4464863

\$449,900

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to this inviting 1040sqft bungalow in highly desired Mills Haven. The main floor features an open-concept kitchen and living room, creating a bright, connected space perfect for family time and entertaining. Originally designed as three bedrooms, the OVERSIZED PRIMARY combines two rooms into one generous retreat, complemented by a second main-floor bedroom and a 4-piece bath with relaxing JACUZZI TUB. The fully finished basement adds exceptional flexibility with two additional bedrooms, a large rec room, storage room, and 3-piece bathroom—ideal for guests, teens, or workspace. Outside, enjoy a beautifully landscaped yard with a COVERED DECK, rock-detailed fire pit area, and an impressive 24x26 double detached garage offering plenty of parking and storage. Located steps from parks, schools, trails, and all Sherwood Park amenities, this Mills Haven gem blends space, comfort, and outdoor enjoyment for families, downsizers, or investors alike.

Built in 1970

Essential Information

MLS® # E4464863

Price \$449,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	97 Marion Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2G8

Amenities

Amenities	On Street Parking, Fire Pit, No Smoking Home, Patio
Parking	Double Garage Detached, Over Sized

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed November 5th, 2025

Days on Market 1

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 November 6th, 2025 at 7:32am MST