

## \$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, itâ€™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 â€“ large, private, and shaded by mature trees, perfect for relaxing in warmer months. Whether youâ€™re looking for accessibility, space, or a great location, this home has it all. Donâ€™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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