

# \$410,000 - 47 Manor Drive, Sherwood Park

MLS® #E4437030

## \$410,000

4 Bedroom, 2.00 Bathroom, 1,706 sqft  
Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Nice-sized 4-level split in a great location in Mills Haven. Double detached garage, 3 bedrooms up with 1 bedroom/den on entry level. 2 full baths. Basement is developed with crawl space storage. House is being sold As IS, WHERE IS and is in need of a major cleaning and renovation/repair.

Built in 1971

### Essential Information

MLS® #	E4437030
Price	\$410,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,706
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	47 Manor Drive
Area	Sherwood Park
Subdivision	Mills Haven



City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0P9

### **Amenities**

Amenities	Hot Water Natural Gas, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	See Remarks, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mills Haven Elem/Madonna
Middle	Clover Bar JH/OLPH
High	Salisbury Comp/ABJ

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	52
Zoning	Zone 25
Foreclosure	Yes

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 July 7th, 2025 at 6:47pm MDT