

## \$799,900 - 43 Manchester Drive, Sherwood Park

MLS® #E4446049

**\$799,900**

3 Bedroom, 2.50 Bathroom, 2,004 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Exquisite 2000sqft bungalow backing the Golf Course. This custom 1970s bungalow features a unique sunken living room accentuated by a massive brick fireplace that stretches from floor to vaulted ceiling. It has 3 bedrooms, including a private primary suite with an updated ensuite bathroom. Walnut hardwood in common areas, plush carpet in bedrooms, and elegant tiled entrances. The modern kitchen is equipped with lighted drawers, Granite countertops, stainless steel appliances, and an induction cooktop. The main floor is completed with a laundry area and a 4-piece bathroom. The basement includes ample entertainment space, storage, and a third brick fireplace. An oversized garage in tandem with a carport provides cover for several vehicles. The private, low-maintenance backyard receives South-facing sun and features a rock-faced retaining wall making it perfect for gatherings. Upgrades include insulated vaulted ceilings, LED lighting, triple-pane windows, new kitchen and bathrooms, A/C, irrigation and more

Built in 1974

### Essential Information

MLS® # E4446049

Price \$799,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,004                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 43 Manchester Drive |
| Area        | Sherwood Park       |
| Subdivision | Mills Haven         |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 0T3             |

### Amenities

|                |                                                                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Crawl Space, Insulation-Upgraded, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, Rooftop Deck/Patio |
| Parking Spaces | 8                                                                                                                                                                                  |
| Parking        | Double Garage Attached, Over Sized                                                                                                                                                 |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Washer, Stove-Countertop Inductn |
| Heating           | Forced Air-2, Natural Gas                                                                                               |
| Fireplace         | Yes                                                                                                                     |
| Fireplaces        | Brick Facing, Insert                                                                                                    |
| Stories           | 2                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Finished                                                                                                          |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Hillside, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Brick                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                          |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Mills Haven, Madonna  |
| Middle     | Cloverbar, St. Teresa |
| High       | SAL, ABJ              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 25        |

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Listing information last updated on August 2nd, 2025 at 6:18pm MDT