

## \$460,000 - 16 Merryvale Crescent, Sherwood Park

MLS® #E4448976

**\$460,000**

4 Bedroom, 1.50 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Very clean and well maintained 3+1 bedroom, 1.5 bathroom, 1,442 sq ft bungalow located on a quiet street in the Mills Haven neighborhood in Sherwood Park. The main floor of this home has a large livingroom and diningroom area, updated open kitchen, and next to the kitchen is a large private family room with a wood burning fireplace with entrance to the backyard. The main floor of the home has 3 large bedrooms with the primary bedroom having a 2 piece ensuite and a 4 piece main bathroom. The basement is about 70% complete with a large entertainment room, bedroom, and a dry bar, and lots of storage area. The exterior of the home has vinyl siding, capped windows, and plenty of parking on the north side driveway of the home. The large backyard is beautiful with mature trees, nice landscaping, attached deck, and the Gazebo will stay. The sale of the home will include all 5 appliances and the home is located walking distance to schools, shopping, and transportation.

Built in 1972

### Essential Information

MLS® # E4448976

Price \$460,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,442                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 16 Merryvale Crescent |
| Area        | Sherwood Park         |
| Subdivision | Mills Haven           |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8A 0N3               |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | See Remarks                                                          |
| Parking   | Front Drive Access, No Garage, Parking Pad Cement/Paved, See Remarks |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 2                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Partially Finished                                                           |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 21st, 2025

Days on Market                21

Zoning                            Zone 25

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