

\$638,966 - 20 Mardale Crescent, Sherwood Park

MLS® #E4451846

\$638,966

4 Bedroom, 2.50 Bathroom, 2,010 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Golf course views that will steal your heart AND is move-in ready! Perfectly positioned on the 12th hole of Broadmoor, this beautifully maintained 2,000 sq ft 2-storey has been lovingly cared for by the same owners for 45 years. With 4 bedrooms upstairs, a 3-piece ensuite, and full main bath, there's plenty of space for a growing family. The main floor offers a bright living room, formal dining room, cozy family room with wood-burning fireplace, 2-piece powder room, and laundry off the double attached garage. The finished basement includes a large rec room, wet bar with fridge, and generous storage. Step out to the private backyard with a generous deck and enjoy peaceful green space year-round—golfing in the summer and cross-country skiing in the winter. There's even space to add an RV pad. Located in a quiet, family-oriented crescent just steps to schools, walking paths, and shopping—this home is the perfect setting to raise a family and make lifelong memories. A rare find in the heart of Sherwood Park!

Built in 1974

Essential Information

MLS® # E4451846

Price \$638,966



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,010
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	20 Mardale Crescent
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3N5

Amenities

Amenities	Deck, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, Wet Bar
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Mills Haven Elementary
Middle	Clover Bar Junior High
High	Salisbury Composite HS

Additional Information

Date Listed	August 8th, 2025
Days on Market	3
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 August 11th, 2025 at 2:32am MDT