

Courtesy Of Nicole J Mazurak Of 2% Realty Edge AB

# \$399,999 - 35 Menlo Crescent, Sherwood Park

MLS® #E4425460

**\$399,999**

4 Bedroom, 2.50 Bathroom, 1,163 sqft  
Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Attention First Time Buyers! Charming 4 BEDROOM + DEN home in desirable MILLSHAVEN, located on a quiet crescent near schools, parks, shopping and more! This home features 3 spacious bedrooms + 1 bedroom + Den in the fully finished basement and 2.5 Bathrooms. Living Room boasts fresh paint throughout, new lighting, VAULTED CEILINGS and large windows that let in plenty of natural light. The updated kitchen with new appliances also has a charming booth-style dining nook perfect for cozy meals. The primary bedroom offers a peaceful retreat with a 2-pc ensuite. Two more bedrooms complete the main floor. The basement offers extra space for the family to enjoy, with a large living area, one bedroom + Den. Step outside to a massive, fully-fenced backyard with a large brick patio, mature trees, and a storage shed. Friendly neighbors and a quiet street add to the appeal of this move in ready home. Quick possession available! Don't miss out on this amazing opportunity for home ownership in the HEART of SHERWOOD PARK!

Built in 1970

## Essential Information

MLS® #	E4425460
Price	\$399,999



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	35 Menlo Crescent
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0R8

### **Amenities**

Amenities	See Remarks
Parking	Front Drive Access

### **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, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 13th, 2025

Days on Market      1

Zoning                 Zone 25

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