

## \$399,900 - 8 Meadowbrook Road, Sherwood Park

MLS® #E4440396

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,168 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Don't miss this fantastic opportunity in the sought-after neighborhood of Mills Haven. This spacious bi-level home offers 1166 sq ft of living space, featuring 3+1 bdrms & 2.5 bthrms & just needs a bit of TLC to really shine. Nestled on a quiet, tree-lined ST, this home welcomes you with a bright, open-concept main floor. The living room boasts laminate flooring & a LG front window that floods the space with natural light. Adjoining dining space to the kitchen that overlooks a massive, private, treed backyard. The primary bdrm includes a convenient 2-piece ensuite, while 2 additional bdrms & a 4-piece main bthrm complete the upper level. Downstairs, the fully finished bsmnt offers a cozy rec rm with a charming brick-surround gas fireplace, a 3-piece bthrm, a 4th bdrm & an impressively large laundry/utility/storage area. Additional features A/C, some newer windows & shingles replaced approx. 8 years ago. LG fenced yard with mature trees. All this & just steps away from parks, schools, shopping, an outdoor rink.

Built in 1971

### Essential Information

MLS® # E4440396

Price \$399,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,168
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	8 Meadowbrook Road
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0N8

### Amenities

Amenities	Air Conditioner
Parking	Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 25

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Listing information last updated on June 16th, 2025 at 11:18am MDT