



## 6 MORELAND Crescent Sherwood Park AB

\$439,000

Nestled nicely in the mature neighbourhood of Mills Haven. This spacious BUNGALOW offers 3+2 bedrooms, 2.5 baths, fully finished basement & a HEATED oversized garage (22'x22'). Kitchen offers an abundance of cabinet and counter space & 5 appliances including garburator. The "L" shaped living/dining room is expansive with laminate flooring that flows throughout the main living space. There are 3 good sized bedrooms upstairs. The primary offering a 2-piece ensuite. The main bathroom has an updated double shower. Downstairs is a very large recreation room, with a warming woodburning fireplace with fan, 2 roomy bedrooms (one with a walk-in closet). In addition, there is a laundry with a cold room and separated storage room. New roofing about 5 yrs ago and all but 2 windows have been updated. Your rear yard is SOUTH FACING and mature. Within an easy walking distance to both elementary and Jr high schools. This home is in a perfect location; quiet neighbourhoods close to all amenities.

Listing Presented By:



Originally Listed by:  
2% Realty

tammy.booth@2percentrealty.ca  
<https://tammybooth2percentrealty.com/>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net