



## Sherwood Park Alberta

\$460,000

Tucked away on a quiet cul-de-sac in Mills Haven and surrounded by mature trees, this three-level split feels like home the moment you arrive. Set on an expansive 10,701 sq ft pie-shaped lot, it offers a fenced backyard that's perfect for kids, pets, gardens, and evenings around the fire. The front of the home faces south, while the north-facing backyard provides shade on hot summer days and plenty of space to enjoy year-round. Inside, the main floor has a bright and welcoming living room that flows into an updated kitchen with white cabinetry and stainless steel appliances. Upstairs you'll find two comfortable bedrooms and a beautifully renovated 4-pc bath, while the lower level offers a third bedroom and another brand new 4-pc bathroom. Extras include central A/C and an oversized 23x25 heated double garage & 220V power . Walking distance to parks and schools, with quick access to shopping, groceries, Baseline Road, transit, and more. (id:6769)

Bedroom 3 3.47 m X 4.45 m

Living room 3.65 m X 6.48 m

Kitchen 3.3 m X 4.67 m

Primary Bedroom 3.63 m X 4.66 m

Bedroom 2 3.32 m X 3.7 m

Listing Presented By:



Originally Listed by:  
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