



## 147 MARION Drive Sherwood Park AB

\$399,900

BACK ON THE MARKET (Financing didn't work for Buyer on November 12th). SWEAT EQUITY STARTER HOME with BIG EXTRAS! Located in Mills Haven, you're in a family friendly neighbourhood of parks, schools, walking distance to the Sherwood Park Mall, Tim Hortons, Baseline Rd amenities & transit station. The home is over 1200 sqft with 4 Bedrooms & 2.5 Baths. What I love is the widened driveway so you don't block in vehicles every morning and be late for work. The Stone Walkway you'll appreciate. The Backyard includes a custom deck with hot tub for year around fun. The double detached garage was converted into a Man Cave... nice! Most buyers will want to put new flooring, baseboards, paint, along with some other personalized touches. Lots of great potential for under \$400,000. Possession in 2025.

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

corey@coreymcewen.com  
<http://www.coreymcewen.com/>

**RE/MAX ELITE**

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Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca