

# \$499,900 - 2 Meadowbrook Road, Sherwood Park

MLS® #E4449563

**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,226 sqft  
Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to this bright & spacious 1225sf bungalow perfectly situated on a corner lot in the desirable community of Mills Haven. This lovely home offers 3+1 bedrooms & 2 baths, making it ideal for families of all sizes. Step into the open concept living space filled with natural light from two large skylights, a WB fireplace, and refinished hardwood floors. The modernized kitchen features a large island, perfect for meal prep and gatherings. The fully finished lower level hosts a kitchenette, new carpet (2025), and ample storage. Recent upgrades include HE furnace & HWT (2024), shingles (2023), renovated main bath, newer windows, & dryer (2024). An oversized double garage completes this exceptional property. Move-in ready and nestled in a mature neighborhood with schools, parks, and amenities nearby—don’t miss your chance to call this home!

Built in 1972

## Essential Information

MLS® #	E4449563
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,226



Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2 Meadowbrook Road
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0N8

### **Amenities**

Amenities	Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Mills Haven/Madonna
Middle	Cloverbar/St Theresa
High	Salisbury/Archbishp Jordan

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	7
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 2:02am MDT