

Courtesy Of Tiffany Mclellan Of RE/MAX Elite

# \$427,997 - 41 Moreland Road, Sherwood Park

MLS® #E4423934

**\$427,997**

4 Bedroom, 1.50 Bathroom, 1,087 sqft  
Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Marvelous Mills Haven Bungalow. Your new home awaits! Located near amazing schools, central to Sherwood Park on a quiet street. Updated main floor kitchen with a secondary kitchen in the basement, newly painted main floor 3bdrm 4pcs bath. Engineered hardwood flooring & Stainless steel appliances. Cozy gas fireplace in the basement and additional half bath, newer baseboards, trim, doors throughout and much more! This south facing bungalow includes an open Concept main floor, familyroom downstairs with working 3-4 person sauna. 2 flex rooms for your home office and home gym (added windows to potentially convert this to a 5 bedroom) as well as ample storage space! Outside you will find a large patio/deck, 24'x22' insulated heated garage with ample parking and RV length driveway. New shingles Alf's roofing 2021. Newer mid efficiency furnace and HWT.

Built in 1970

## Essential Information

MLS® #	E4423934
Price	\$427,997
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,087
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	41 Moreland Road
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0P4

### **Amenities**

Amenities	Hot Water Natural Gas, Patio, R.V. Storage, See Remarks
Parking Spaces	6
Parking	Double Garage Detached, Front Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mills Haven
Middle	Cloverbar

High Salisbury

### **Additional Information**

Date Listed March 4th, 2025

Days on Market 32

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 April 5th, 2025 at 8:02pm MDT