

# \$589,900 - 37 Manchester Drive, Sherwood Park

MLS® #E4458239

## \$589,900

4 Bedroom, 2.00 Bathroom, 1,693 sqft  
Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to this unique hillside bungalow in the heart of Mill Haven, backing onto the picturesque Broadmoor Golf Course. With over \$40,000 in recent upgrades—including new flooring, windows, updated lighting, and fresh paint—this home seamlessly combines timeless Sherwood Park character with modern touches. The spacious open-concept layout, quaint functional kitchen, large front walkout patio, and tiered backyard make it an exceptional place to live. A standout feature is the heated, insulated hobby room/office in the yard—an ideal space for working from home or pursuing creative projects. For those with a green thumb, the backyard offers incredible potential to create a garden oasis that complements the serene golf course next door. Whether it’s peaceful mornings overlooking the trees or summer evenings hosting BBQs, this property delivers an exceptional lifestyle in one of Sherwood Park’s most desirable communities.



Built in 1973

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458239  |
| Price      | \$589,900 |
| Lease Rate | \$23      |
| Bedrooms   | 4         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,693                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 37 Manchester Drive |
| Area        | Sherwood Park       |
| Subdivision | Mills Haven         |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 0T3             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 18                   |
| Zoning         | Zone 25              |

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Listing information last updated on October 5th, 2025 at 10:47am MDT