

Courtesy Of Erin Holowach Of ComFree

\$629,999 - 157 Marion Drive, Sherwood Park

MLS® #E4427463

\$629,999

5 Bedroom, 2.50 Bathroom, 1,302 sqft
Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Discover this beautifully upgraded single-family home offering 1,307 sq. ft. of comfortable living space. Perfect for families and investors alike, this home features:
Upstairs: 3 bedrooms, 2 bathrooms, 2024 appliances, and separate laundry. Legal Basement Suite: 2 bedrooms + office, 1 bathroom, separate entrance, soundproofing, and its own laundry. Previously rented for \$1,500/month—a great mortgage helper!
Parking: Double detached garage + 6-car driveway—ample space for vehicles.
Upgrades: Enhanced attic insulation, a new deck under construction, and a free exterior paint job included! Located close to multiple schools. Furniture can be negotiated.

Built in 1973

Essential Information

MLS® #	E4427463
Price	\$629,999
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.00
Year Built	1973



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	157 Marion Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2G9

Amenities

Amenities	Deck
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 26th, 2025
Days on Market	15
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 10th, 2025 at 3:02pm MDT