

## \$479,900 - 44 Moreland Crescent, Sherwood Park

MLS® #E4430640

**\$479,900**

4 Bedroom, 2.00 Bathroom, 1,023 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

This 1023 sq ft bungalow has been extensively renovated and backs onto Mills Haven Park. The home features 4 bedrooms, 2 bathrooms a modern open concept layout and a fully finished basement. The main floor features an open concept great room with vinyl plank flooring throughout. The kitchen is fully updated and features granite countertops, stainless steel appliances, center island and a corner pantry. The living room has a great space for entertaining and overlooks the kitchen and dining room. Down the hallway you will find 3 bedrooms and the main bathroom which has been fully updated. Head downstairs to the large family room with space for your complete home theatre system as well as room for the kids to play. There is one more large bedroom and a 3pc bathroom with a modern tiled shower. The large back yard is fully fenced, has a sizeable deck, storage shed and views of soccer fields and the outdoor rink. Additional updates include, windows, shingles, attic insulation, furnace HW tank and fencing.

Built in 1971

### Essential Information

MLS® # E4430640

Price \$479,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	44 Moreland Crescent
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0P7

### **Amenities**

Amenities	Detectors Smoke, No Smoking Home
Parking Spaces	2
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 12th, 2025

Days on Market                5

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 16th, 2025 at 9:32pm MDT