

\$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 full baths, making it ideal for families of all sizes. Step into the open concept living space filled with natural light from two large newer skylights, a WB fireplace & new luxury vinyl plank flooring (2025). The modernized kitchen features a large island, perfect for meal prep & gatherings. The fully finished lower level hosts a kitchenette, new carpet (2025), laundry, 3pc bath & ample storage. Recent upgrades include HE furnace & HWT (2024), shingles (2023), renovated main bath, newer windows & dryer (2024), electrical upgrades including pigtailed wiring (2025) & window inserts in garden doors (2025). 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/Archbishop Jordan

Additional Information

Date Listed	July 24th, 2025
Days on Market	46
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 September 7th, 2025 at 11:32pm MDT