# \$399,999 - 35 Menlo Crescent, Sherwood Park

MLS® #E4425460

#### \$399.999

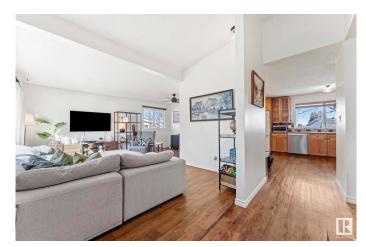
4 Bedroom, 2.50 Bathroom, 1,163 sqft Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Attention First Time Buyers! Charming 4 BEDROOM + DEN home in desirable MILLSHAVEN, located on a quiet crescent near schools, parks, shopping and more! This home features 3 spacious bedrooms + 1 bedroom +Den in the fully finished basement and 2.5 Bathrooms. Living Room boasts fresh paint throughout, new lighting, VAULTED CEILINGS and large windows that let in plenty of natural light. The updated kitchen with new appliances also has a charming booth-style dining nook perfect for cozy meals. The primary bedroom offers a peaceful retreat with a 2-pc ensuite. Two more bedrooms complete the main floor. The basement offers extra space for the family to enjoy, with a large living area, one bedroom + Den. Step outside to a massive, fully-fenced backyard with a large brick patio, mature trees, and a storage shed. Friendly neighbors and a quiet street add to the appeal of this move in ready home. Quick possession availableâ€"don't miss out on this amazing opportunity for home ownership in the HEART of SHERWOOD PARK!







Built in 1970

## **Essential Information**

MLS® # E4425460 Price \$399,999 Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,163

Acres 0.00

Year Built 1970

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 35 Menlo Crescent

Area Sherwood Park

Subdivision Mills Haven

City Sherwood Park

County ALBERTA

Province AB

Postal Code T8A 0R8

#### **Amenities**

Amenities See Remarks

Parking Front Drive Access

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Landscaped

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 13th, 2025

Days on Market 1

Zoning Zone 25

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Listing information last updated on March 14th, 2025 at 11:02am MDT