

# \$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 baths, making it ideal for families of all sizes. Step into the open concept living space filled with natural light from two large skylights, a WB fireplace, and refinished hardwood floors. The modernized kitchen features a large island, perfect for meal prep and gatherings. The fully finished lower level hosts a kitchenette, new carpet (2025), and ample storage. Recent upgrades include HE furnace & HWT (2024), shingles (2023), renovated main bath, newer windows, & dryer (2024). 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 | 8               |
| Zoning         | Zone 25         |

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