

\$699,000 - 49 Manchester Drive, Sherwood Park

MLS® #E4449349

\$699,000

4 Bedroom, 2.50 Bathroom, 2,334 sqft
Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to 49 Manchester Drive! A one-of-a-kind gem backing the Broadmoor Golf Course! This charming 4-level split is bursting with character and features the most incredible south-facing backyard oasis: outdoor kitchen, sprawling deck with brick fireplace, water fountain, and surrounded by lush private landscaping. Inside youâ€™ll find 4 bedrooms, 2.5 baths, including a bright primary suite with walk-in closet, ensuite, and stunning views. Comfort is covered year-round with 2 furnaces and 2 A/C units. Tons of storage under the crawl space. Oversized double garage and endless curb appeal â€“ this one is special!

Built in 1973

Essential Information

MLS® #	E4449349
Price	\$699,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,334
Acres	0.00
Year Built	1973
Type	Single Family



Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	49 Manchester Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0T3

Amenities

Amenities	Air Conditioner, Barbecue-Built-In, Crawl Space, Deck, Fire Pit, Vinyl Windows, Wood Windows, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Stove-Countertop Gas, Washer, Window Coverings, See Remarks, Hot Tub
Heating	Forced Air-2, Combination, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 24th, 2025
-------------	-----------------

Days on Market 23

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 August 16th, 2025 at 7:02am MDT