

## \$524,900 - 7 Melrose Crescent, Sherwood Park

MLS® #E4441696

**\$524,900**

3 Bedroom, 3.00 Bathroom, 1,773 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Step into this BEAUTIFULLY MAINTAINED 4-level split located in the heart of Mills Haven. From the moment you arrive, you'll notice THE PRIDE OF OWNERSHIP and the inviting curb appeal; but it's the BACKYARD THAT STEALS THE SHOW. Lush, private, and filled with abundant plants, it's the PERFECT OASIS FOR GARDENERS, entertainers, or anyone who enjoys a PEACEFUL outdoor escape (the raspberries are amazing, btw). Inside, you'll find a TIMELESS interior with warm, RICH WOOD accents that create a WELCOMING AND COMFORTABLE ATMOSPHERE. The layout offers versatile living space across four levels, ideal for families or those who APPRECIATE A BLEND OF OPEN AND PRIVATE AREAS. Additional highlights include a HEATED GARAGE, NEW HOT WATER TANK (2024), and NEW SHINGLES (2024). Whether you're sipping coffee in your private and mature garden, enjoying the character and charm inside, this home offers A LIFESTYLE OF COMFORT, CARE, AND CONVENIENCE in one of Sherwood Park's most established neighbourhoods.

Built in 1975

### Essential Information

MLS® #

E4441696



|                |                        |
|----------------|------------------------|
| Price          | \$524,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,773                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7 Melrose Crescent |
| Area        | Sherwood Park      |
| Subdivision | Mills Haven        |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8A 3T9            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Crawl Space, Hot Water Natural Gas, Patio |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 25         |

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Listing information last updated on June 17th, 2025 at 6:02am MDT