

# \$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 12

Zoning Zone 25

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Listing information last updated on August 5th, 2025 at 9:02am MDT