

\$479,900 - 44 Moreland Crescent, Sherwood Park

MLS® #E4430640

\$479,900

4 Bedroom, 2.00 Bathroom, 1,023 sqft
Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

This 1023 sq ft bungalow has been extensively renovated and backs onto Mills Haven Park. The home features 4 bedrooms, 2 bathrooms a modern open concept layout and a fully finished basement. The main floor features an open concept great room with vinyl plank flooring throughout. The kitchen is fully updated and features granite countertops, stainless steel appliances, center island and a corner pantry. The living room has a great space for entertaining and overlooks the kitchen and dining room. Down the hallway you will find 3 bedrooms and the main bathroom which has been fully updated. Head downstairs to the large family room with space for your complete home theatre system as well as room for the kids to play. There is one more large bedroom and a 3pc bathroom with a modern tiled shower. The large back yard is fully fenced, has a sizeable deck, storage shed and views of soccer fields and the outdoor rink. Additional updates include, windows, shingles, attic insulation, furnace HW tank and fencing.

Built in 1971

Essential Information

| | |
|--------|-----------|
| MLS® # | E4430640 |
| Price | \$479,900 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,023 |
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 44 Moreland Crescent |
| Area | Sherwood Park |
| Subdivision | Mills Haven |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 0P7 |

Amenities

| | |
|----------------|--|
| Amenities | Detectors Smoke, No Smoking Home |
| Parking Spaces | 2 |
| Parking | 2 Outdoor Stalls, Parking Pad Cement/Paved |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Metal, Stucco |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal, Stucco |

Foundation Concrete Perimeter

Additional Information

Date Listed April 12th, 2025

Days on Market 5

Zoning Zone 25

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Listing information last updated on April 17th, 2025 at 7:47am MDT