

Courtesy Of Erin Holowach Of ComFree

# \$629,999 - 157 Marion Drive, Sherwood Park

MLS® #E4427463

**\$629,999**

5 Bedroom, 2.50 Bathroom, 1,302 sqft  
Single Family on 0.00 Acres

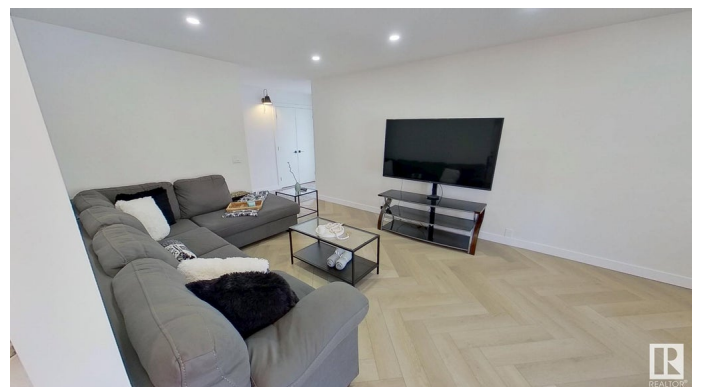
Mills Haven, Sherwood Park, AB

Discover this beautifully upgraded single-family home offering 1,307 sq. ft. of comfortable living space. Perfect for families and investors alike, this home features:  
Upstairs: 3 bedrooms, 2 bathrooms, 2024 appliances, and separate laundry. Legal Basement Suite: 2 bedrooms + office, 1 bathroom, separate entrance, soundproofing, and its own laundry. Previously rented for \$1,500/month—a great mortgage helper!  
Parking: Double detached garage + 6-car driveway—ample space for vehicles.  
Upgrades: Enhanced attic insulation, a new deck under construction, and a free exterior paint job included! Located close to multiple schools. Furniture can be negotiated.

Built in 1973

## Essential Information

MLS® #	E4427463
Price	\$629,999
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.00
Year Built	1973



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	157 Marion Drive
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2G9

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	9
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 April 4th, 2025 at 5:47pm MDT