

## \$445,000 - 49 Main Boulevard, Sherwood Park

MLS® #E4451181

**\$445,000**

3 Bedroom, 1.50 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Superbly maintained Nu-West bungalow in the popular neighbourhood of Mills Haven. Pride of ownership shines at this 1200 ft<sup>2</sup> home, which has been in the same family since 1975. So central with an easy walk to 3 schools, playgrounds, pickleball & parks, shops & restaurants. Looking over a greenspace with no neighbours across the street & an extra parking lane for visitors. Three well sized bedrooms include the primary with a 2-pc ensuite. Both bathrooms are nicely updated. The oak kitchen has newer appliances (D/W 2024). Spacious living room features a bow window. Windows updated to triple-paned vinyl approx 20 yrs. Other upgrades include: A/C 2020, shingles/eaves 2023/4, laminate flooring 2023, HE furnace 2009, newer laundry pair (washer 2025), entry doors, some custom closet doors. You'll enjoy easy care landscaping plus a back deck approx 2014 & oversized double detached garage, new overhead door 2012 (not powered). The basement has framing & wiring and is ready for your design visions.

Built in 1975

### Essential Information

MLS® # E4451181

Price \$445,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	49 Main Boulevard
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3N3

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Extra
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	1
Zoning	Zone 25

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Listing information last updated on August 6th, 2025 at 12:47pm MDT