

\$449,900 - 23 Moreland Road, Sherwood Park

MLS® #E4436729

\$449,900

3 Bedroom, 2.00 Bathroom, 946 sqft
Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to this charming 945 sqft bungalow in the highly sought-after community of Mills Haven! This well-maintained home features 3 spacious bedrooms upstairs, a full 4-piece bathroom, and an open-concept kitchen that flows seamlessly into the bright, inviting living room—perfect for entertaining. Enjoy the newer stainless steel appliances and updated plumbing fixtures throughout. The fully finished basement adds even more living space, complete with an additional bedroom and a 3-piece bathroom. Outside, you’ll find a 22x24 heated detached garage (heater 2022), a massive 25x10.5 shed with garage door on a concrete slab, ideal for extra storage or a workshop. Major updates include a new electrical panel (2017), hot water tank (2025), and central A/C (2023). This property offers the perfect blend of comfort, function, and location with walking distance to schools, the mall and all other amenities.

Built in 1971

Essential Information

| | |
|------------|-----------|
| MLS® # | E4436729 |
| Price | \$449,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 946 |
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 23 Moreland Road |
| Area | Sherwood Park |
| Subdivision | Mills Haven |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 0P4 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Fire Pit, No Smoking Home |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------|
| Elementary | Mills Haven |
|------------|-------------|

| | |
|--------|------------------------|
| Middle | Clover Bar Junior High |
| High | Salisbury Composite |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 18 |
| 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 June 2nd, 2025 at 3:47pm MDT