

\$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 ft² 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	12
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 August 17th, 2025 at 1:47pm MDT