

## **\$524,900 - 36 Markham Crescent, Sherwood Park**

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MLS® #E4439868

**\$524,900**

4 Bedroom, 2.50 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

PARK-like YARD sitting on a massive pie lot tucked on to a quiet street in Mills Haven, steps away from schools & shopping. This charming home features AC, 4 bedrooms, 2.5 baths & double garage. You are welcomed in to find a spacious entry that opens to a family sized living room with hardwood flooring, wood fireplace & a wall of windows that look over the picturesque yard. The refreshed kitchen offers plenty of cabinets & stainless steel appliances. King sized primary with California closets & ensuite. 2 more generous sized bedrooms & 4pc bath complement the functional layout thats been freshly painted throughout. Enjoy the fully finished basement with rec room perfect for family gatherings. 4th bedroom, 3pc bath, laundry & ample storage finish off this awesome home! You will LOVE the fenced & landscaped yard surrounded by mature trees, gardens, stone patio & entertaining sized deck. NEWER ROOF, WINDOWS, HWT, AC & FURNACE. Walking distance to 3 schools, parks, restaurants, shopping & transit!



Built in 1976

### **Essential Information**

MLS® #	E4439868
Price	\$524,900
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,167
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	36 Markham Crescent
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3T3

### Amenities

Amenities	Air Conditioner, Deck, Parking-Extra, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private

Setting, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

**School Information**

Elementary	MILLS HAVEN ELE
Middle	CLOVER BAR JR
High	SALISBURY COMP

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	3
Zoning	Zone 25

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