

## **\$434,900 - 109 Main Boulevard, Sherwood Park**

MLS® #E4464978

**\$434,900**

4 Bedroom, 2.50 Bathroom, 1,143 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Welcome to one of the most sought after communities in Sherwood Park! This property is located conveniently CLOSE TO EVERYTHING! The library, schools, shopping, grocery store, restaurants, movie theatre, recreation centre, golf, park....all within 5 minutes! The large bright living room with adjacent dining room is a great place for family gatherings, or quiet time enjoying the sunshine through the HUGE SOUTH FACING window. A SPACIOUS KITCHEN with NEWER APPLIANCES and UPDATED FLOORING is ideal for entertaining, or keeping an eye on the children playing in the huge fully fenced backyard. The main level is completed with a 4 piece bathroom, 3 spacious bedrooms, with the primary having a ensuite bathroom. The completely finished lower level includes an additional bedroom, cold storage room, a 3 piece bathroom, and a HUGE family room/recreation area! UPGRADES to this property include NEWER WINDOWS, SHINGLES, FLOORING, and a new GAS LINE to GARAGE. Welcome home to a great property in a FANTASTIC LOCATION !

Built in 1972

### **Essential Information**

MLS® # E4464978

Price \$434,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,143                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 109 Main Boulevard |
| Area        | Sherwood Park      |
| Subdivision | Mills Haven        |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8A 2H1            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                      |
| Stories           | 2                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                      |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

|              |                             |
|--------------|-----------------------------|
|              | Treed Lot, Partially Fenced |
| Roof         | Asphalt Shingles            |
| Construction | Wood, Brick, Vinyl          |
| Foundation   | Concrete Perimeter          |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Mills Haven Elementary |
| Middle     | Clover bar junior high |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 25            |

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Listing information last updated on November 6th, 2025 at 10:02pm MST