

## \$444,900 - 16 Milburn Crescent, Sherwood Park

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MLS® #E4457324

### \$444,900

4 Bedroom, 2.00 Bathroom, 1,122 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Amazing location for this Mills Haven Bi-level. Very spacious and plenty of floor and living space, 4 total bedrooms all good sizes for the growing family! Walk around kitchen with neutral colours and lots of storage and counter space. Large living room, Master bedroom is generously sized, Wood Burning fireplace on lower level, 2 bedrooms up, 2 down, 4 piece bathroom on the upper, 3 piece bathroom on the lower. central vacuum with attachments, home has all efficient vinyl windows. You're in your own forest with 9 full grown trees ,huge back yard with a very large deck, plenty of privacy! Double garage with 2 individual doors ! Extremely quiet street and area close to schools, public transportation and a stones throw to all the local shopping areas.



Built in 1970

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457324  |
| Price          | \$444,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,122     |
| Acres          | 0.00      |
| Year Built     | 1970      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16 Milburn Crescent |
| Area        | Sherwood Park       |
| Subdivision | Mills Haven         |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 0V1             |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Deck, Hot Water Natural Gas, Workshop |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Detached                |

### Interior

|              |                                                                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace    | Yes                                                                                                                                                                        |
| Fireplaces   | Brick Facing                                                                                                                                                               |
| Stories      | 2                                                                                                                                                                          |
| Has Basement | Yes                                                                                                                                                                        |
| Basement     | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                      |
| Exterior Features | Corner Lot, Fenced, Flat Site, Level Land, Low Maintenance Landscape, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                  |
| Construction      | Wood, Stucco                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Madonna Catholic School |
| Middle     | Clover Bar Junior High  |
| High       | Salisbury Composite     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 25              |



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Listing information last updated on September 14th, 2025 at 1:32pm MDT