

## \$638,966 - 20 Mardale Crescent, Sherwood Park

MLS® #E4451846

**\$638,966**

4 Bedroom, 2.50 Bathroom, 2,010 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Golf course views that will steal your heart AND is move-in ready! Perfectly positioned on the 12th hole of Broadmoor, this beautifully maintained 2,000 sq ft 2-storey has been lovingly cared for by the same owners for 45 years. With 4 bedrooms upstairs, a 3-piece ensuite, and full main bath, there's plenty of space for a growing family. The main floor offers a bright living room, formal dining room, cozy family room with wood-burning fireplace, 2-piece powder room, and laundry off the double attached garage. The finished basement includes a large rec room, wet bar with fridge, and generous storage. Step out to the private backyard with a generous deck and enjoy peaceful green space year-round—golfing in the summer and cross-country skiing in the winter. There's even space to add an RV pad. Located in a quiet, family-oriented crescent just steps to schools, walking paths, and shopping—this home is the perfect setting to raise a family and make lifelong memories. A rare find in the heart of Sherwood Park!

Built in 1974

### Essential Information

MLS® # E4451846

Price \$638,966



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,010                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 20 Mardale Crescent |
| Area        | Sherwood Park       |
| Subdivision | Mills Haven         |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 3N5             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, Wet Bar |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door, Stone Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Mills Haven Elementary |
| Middle     | Clover Bar Junior High |
| High       | Salisbury Composite HS |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 25          |

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Listing information last updated on August 10th, 2025 at 3:02pm MDT