



FOR SALE

45 Meadowbrook Road
Sherwood Park, AB T8A 0P2



Leah Duvall
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Mills Haven

Centrally located in the sought-after Mills Haven neighbourhood, this 3-bedroom, 2-bathroom bungalow offers over 2,100 sq. ft. of developed living space and has incredible potential. The main floor features a bright, spacious living room with large windows, a dining area, functional kitchen, 3 bedrooms and a full 4-piece bathroom. The finished basement includes a large recreation room, 3-piece bathroom, laundry/mechanical room, and a flex space - ideal as a workshop, hobby room, or future bedroom. A separate rear entrance offers excellent potential for suite development. Whether you're a first-time buyer, investor, or looking for a renovation project to turn into your dream home, this is a fantastic opportunity in a well-established, central community with great access to schools, parks, shops, and major routes into Edmonton. Sitting on a generous lot, the backyard is a standout - featuring a massive, raised garden bed for the avid gardener, mature trees/shrubs, and a patio for relaxing or entertaining.



View the home: www.leahduvall.com

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DO YOU HAVE A QUESTION? CALL ME: (780) 270-4153

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