



**Sherwood Park**

59 Merrywood CR

**Mills Haven**

T8A 3S2

**LP:**

**SP:**

**\$364,900**



**ACTIVE**

**Listing ID #** E4317914  
**Building Type** Detached Single Family  
**Style** Bi-Level  
**Year Built** 1970  
**Full Baths** 2  
**Half Baths** 1  
**Total Baths** 2.1  
**Tot Flr AG SqFt** 1,159.18

**Sold Date**  
**Bedrooms Above** 3  
**Bedrooms Total** 5  
**Basement** Full  
**Basement Dev** Fully Finished  
**Tot Flr AG SqM** 107.69

Welcome to this renovated 5 bedroom bi-level home in Mills Haven. The main floor offers a nice sized living room which opens into the dining area and kitchen, a 4pc main bathroom and 3 bedrooms with the primary having a 2pc ensuite. The fully finished basement has a large family room, 2 additional bedrooms, 4pc bathroom with soaker tub and laundry room with countertop and upper and lower cabinets. The backyard is your own private park and features beautiful mature trees. Some of the upgrades in the last 5 years include new kitchen cabinets, stainless steel appliances, hot water tank, ceilings, paint, basement flooring, storage shed, rear deck and renovated bathrooms. This home is located on a quiet crescent with easy access to public transportation, schools, and shopping. Don't wait!

**Directions**

Living Room	1.88x1.13	M	Bedroom 3	3.63x2.46	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.87x2.77	M	Bedroom 4		B	1	2	M	Yes	Main		
Kitchen	3.87x2.81	M	Bedroom		B	2	4	M	No	Upper		
Family Room		B				3	4	B	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.87x3.34	M				6				Tot Flr AG	107.69	1,159.18
Bedroom 2	3.28x2.51	M				7				# Finished	2	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Brick, Cedar  
**Flooring** Carpet, Hardwood, Laminate Flooring  
**Features** Deck

**Construction** Wood Frame  
**Basement** Full  
**Basement Dev** Fully Finished  
**Separate Ent**  
**2nd Suite** No  
**Garden Suite**  
**Lot Shape** Rectangular  
**Lot Size SqM**  
**Zoning**  
**Tax Amount** \$2,371.71 / 2022  
**Conform Type**  
**Conform Year**  
**Goods Excl**

**Goods Incl** Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings

**Warranty**

**Fireplace** No  
**FP Fuel**  
**FP Type**

**Site Features** Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Parking** Parking Pad Cement/Paved

**Road Access** Paved

**Park Encl/Tot** / 2 **Garage Dim**

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	
		Titled Storage	
		Parking Type	
		Unit Exposure	