

## **\$619,900 - 414 Nottingham Boulevard, Sherwood Park**

MLS® #E4429812

**\$619,900**

3 Bedroom, 2.50 Bathroom, 2,048 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

This is the one! PERFECT VIEW OF THE LAKE, 1/2 BLOCK FROM WALKING TRAILS, & PARKS. Just under 2100 sq. ft. of living space in sought after Nottingham. Upstairs is a huge bonus room over looking Little Ball Lake w/ great views and 3 spacious bedrooms including a huge primary bedroom w/ a fully renovated spa like bathroom with a new freestanding tub & custom tiled shower. with beautiful vanity complete with quartz countertop. The lot is over 5,830 sq. ft. w/ a 10/12 x 45 gravel RV parking pad on one side & 10' side yard on the other. The beautiful landscaped south facing yard also has a 12 x 12 wood deck off the nook & a 14 x 14 stamped & colored concrete patio. Main floor has been renovated & upgrades include: Acacia 5 hand scraped hardwood, new floor & wall tiles, Georgia Maple custom hand wiped cabinets, 1 1/4 granite kitchen counter tops, upgraded S.S appliances, newer 1/2 bath fixtures & brushed chrome hardware throughout home. New furnace, Navian tankless hot water tank & air conditioner.

Built in 1999

### **Essential Information**

MLS® # E4429812

Price \$619,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,048
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	414 Nottingham Boulevard
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5X5

### Amenities

Amenities	Deck, Patio, R.V. Storage, Vinyl Windows, Vacuum System-Roughed-In
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 9th, 2025
Days on Market	10
Zoning	Zone 25

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Listing information last updated on April 19th, 2025 at 6:47am MDT