

\$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
----------	--------------------

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	11
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 6:17am MDT