

## **\$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         |

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Listing information last updated on April 20th, 2025 at 4:47pm MDT