

## **\$525,000 - 872 Nottingham Boulevard, Sherwood Park**

MLS® #E4457821

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

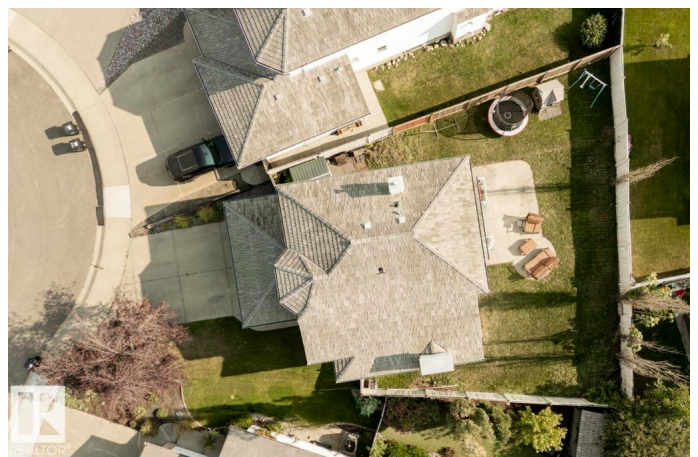
This lovely Air Conditioned 2-storey home with attached double garage is tucked nicely into a quiet cul-de-sac in Nottingham area of Sherwood Park and just minutes walk to Nottingham Lake with paths, play areas and green space galore! As you enter notice the open to below foyer with tons of room for the whole family. The open-concept main floor features bright living spaces & large windows. Enjoy summer days with central A/C and stay cozy during the winter by the fireplace in the living room. The spacious kitchen holds S/S appliances, a corner pantry and an abundance of white cabinets. The kitchen is complemented by a large eat-in nook that leads to the backyard & patio pad for those family BBQs™. Head upstairs to find a large owners suite with walk in closet and 4pc ensuite! Plus 2 more good sized bedrooms, main bath & linen closet. Downstairs holds a second fireplace, large family room and a ½ bath with room to expand. Tons of storage too! This home is waiting for you! What are you waiting for?

Built in 1996

### **Essential Information**

MLS® # E4457821

Price \$525,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,507
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	872 Nottingham Boulevard
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5V2

### Amenities

Amenities	Air Conditioner, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed                September 15th, 2025

Zoning                     Zone 25

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Listing information last updated on September 15th, 2025 at 3:48pm MDT