

# \$608,000 - 47 Nottingham Boulevard, Sherwood Park

MLS® #E4429221

**\$608,000**

4 Bedroom, 2.50 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Welcome home! Excellent location in a quiet cul-de-sac in Nottingham Close to schools, playgrounds, shopping and walking trails. Well maintained original family home with 4 beds up. The Primary Bedroom is spacious and has a nice W/I closet and 4 piece Ensuite with newer in floor heating. The 2nd 4 piece bath is upstairs also has newer in floor heating. The main floor is open and bright. The smart floor plan gives you a choice for a formal dining room, 2 living/family rooms, a Den/Office, Breakfast nook and a refreshed kitchen with all newer S/S appliances. The main floor and upstairs have newer laminate flooring. Newer Air Conditioning for those soon to be hot days. The Fire Pit and deck in the fenced back yard make it great for entertaining. Basement is wide open and ready for you imagination. It also has R/I for another bathroom and has a huge laundry area with newer washer/dryer and sink.

Built in 1992

## Essential Information

MLS® #	E4429221
Price	\$608,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,153
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	47 Nottingham Boulevard
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5P1

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Fire Pit, No Smoking Home, Vacuum System-Roughed-In
Parking Spaces	6
Parking	Double Garage Attached, Front Drive Access, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed      April 4th, 2025

Days on Market    1

Zoning             Zone 25

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Listing information last updated on April 5th, 2025 at 7:32pm MDT