

\$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 | 13 |
| Zoning | Zone 25 |

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Listing information last updated on April 22nd, 2025 at 3:47am MDT