

## \$600,000 - 116 Nottingham Boulevard, Sherwood Park

MLS® #E4437117

**\$600,000**

4 Bedroom, 3.50 Bathroom, 2,116 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Welcome to this warm and inviting home in the highly sought-after Nottingham community! Step inside to find a bright and welcoming main floor. Including a formal dining room for special gatherings, and a cheerful kitchen with a cozy bay-windowed breakfast nook. Garden doors open to a beautiful, large backyard—just right for relaxing or entertaining. The family room, complete with a gas fireplace, is perfect for cozy nights in, and you'll love the convenience of main-floor laundry. Upstairs, there are four spacious bedrooms, a full bathroom, and a generous primary suite featuring a walk-in closet and a luxurious 5-piece ensuite to unwind in. The finished basement adds even more space with a large den, a 3-piece bathroom, and a flexible bonus room that's perfect as a guest space, home office, gym, or playroom—whatever suits your lifestyle! With central A/C, a double attached garage, and fantastic curb appeal, this home truly has it all.

Built in 1993

### Essential Information

MLS® #	E4437117
Price	\$600,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,116
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	116 Nottingham Boulevard
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5N9

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Attached, Front Drive Access

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Partially Landscaped,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
See Remarks

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

### School Information

Elementary	Wes Hosford Elementary
Middle	FR Hythorne
High	Bev Facey High School

### Additional Information

Date Listed	May 17th, 2025
Days on Market	4
Zoning	Zone 25

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