

# **\$1,530,000 - 92 Nottingham Harbour, Sherwood Park**

MLS® #E4425281

**\$1,530,000**

4 Bedroom, 3.50 Bathroom, 2,917 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Location, Location, Location is one of the most recognized sayings in real estate for a reason. The location does not get better than this! This fully renovated, massive walkout 2 storey is located on one of the most desirable lots in all of Sherwood Park. You get unobstructed views and access to Ball Lake and the island park. Not only is the lot incredible this massive 2 storey has also been completely renovated giving you the best of both worlds. The home has all the cosmetic updates inside and out that there isn't even room to list them all, do yourself a favor and come see them in person.

The home was also upgraded functionally as well. A modern HVAC system and EV charger have been added to vault this home forward past even today's new homes. The walkout basement features heated floors and access to the large covered patio. Brand new SEER Air conditioning installed.

Built in 2002

## **Essential Information**

MLS® #	E4425281
Price	\$1,530,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,917
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	92 Nottingham Harbour
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6G2

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Lake Privileges, Walkout Basement, See Remarks
Parking Spaces	6
Parking	Double Garage Attached, Heated, Over Sized
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Fenced, Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping

	Nearby, View Lake
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	79
Zoning	Zone 25

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