

## **\$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

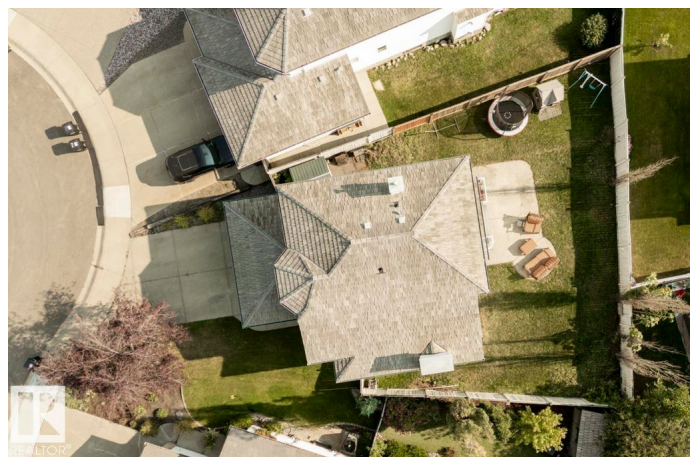
This lovely Air Conditioned 2-storey home with attached double garage is tucked nicely into a quiet cul-de-sac in Nottingham area of Sherwood Park and just minutes walk to Nottingham Lake with paths, play areas and green space galore! As you enter notice the open to below foyer with tons of room for 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 |
| Days on Market | 1                    |
| Zoning         | Zone 25              |

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Listing information last updated on September 15th, 2025 at 10:32pm MDT