# \$875,000 - 31 Nottingham Boulevard, Sherwood Park

MLS® #E4438064

#### \$875,000

6 Bedroom, 3.50 Bathroom, 2,581 sqft Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Your DREAM HOME in a well-established community exists! With SIX BEDROOMS, 3.5-baths, & nearly 3800 SQFT of total living space, this spectacular home has room for the whole family & has been FULLY UPDATED IN THE LAST 3 YRS! There's new premium cabinetry, upgraded, premium appliances (induction stovetop, double fridge, double built-in ovens), double islands w/quartz counters & tons of storage - this is the KITCHEN OF YOUR DREAMS! Enjoy new luxury vinyl plank flooring on both the main level & FULLY FINISHED basement. There's fresh NEW CARPET in the 4 UPSTAIRS BEDROOMS. On the main, a large mudroom is off the double garage w/newer washer/dryer & 5th bd/office. Downstairs, a 6th BEDROOM w/walk-in closet! This home is VERY ENERGY EFFICIENT with a newer Napoleon HE furnace, HWT, Central A/C & custom blinds covering the TRIPLE PANE WINDOWS. Relax on the sunny southwest patio or soak in the NEW HOT TUB! DON'T BUY TO RENOVATE! This MOVE IN READY home is the perfect blend of luxury & comfort in a perfect location!

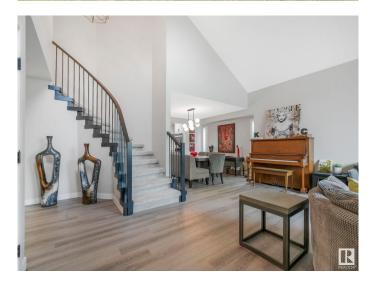


## **Essential Information**

MLS® # E4438064 Price \$875,000







Bedrooms 6

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,581

Acres 0.00

Year Built 1992

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 31 Nottingham Boulevard

Area Sherwood Park

Subdivision Nottingham

City Sherwood Park

County ALBERTA

Province AB

Postal Code T8A 5M4

#### **Amenities**

Amenities Air Conditioner, Deck, Detectors Smoke, Hot Tub, Hot Water Natural

Gas, No Smoking Home

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage

Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings, Oven Built-In-Two, Stove-Countertop

Inductn, TV Wall Mount, Hot Tub

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No

Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof Cedar Shakes

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 23rd, 2025

Days on Market 34

Zoning Zone 25

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Listing information last updated on June 26th, 2025 at 12:18am MDT