

## \$700,000 - 69 Nottingham Estates, Sherwood Park

MLS® #E4457200

**\$700,000**

3 Bedroom, 3.00 Bathroom, 2,272 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Welcome to this massive bungalow just steps from Nottingham Park, nestled in a quiet Sherwood Park cul-de-sac. Beautifully maintained by the original owner, this spacious home offers 2,200 sq ft on the main level, with 3 large bedrooms and 3 full bathrooms. The great room features both a living and family area anchored by a stunning 3-sided gas fireplace, perfect for entertaining. A skylight above the dining room fills the home with natural light, while the kitchen and breakfast nook have seamless access to the west-facing deck—ideal for outdoor dinners and evening relaxation. The main floor also includes a generous office with private exterior access, perfect for a home-based business or multi-generational living. The partly finished basement boasts a double rec room with a wet bar—ideal for a home gym, theatre, AND games room—plus an unfinished area for a workshop, storage, and mechanicals. With a double attached garage and a fully landscaped yard with mature trees and shrubs, this home is a rare find.

Built in 1990

### Essential Information

MLS® # E4457200

Price \$700,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,272                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 69 Nottingham Estates |
| Area        | Sherwood Park         |
| Subdivision | Nottingham            |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8A 5M2               |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                        |
| Fireplace         | Yes                                                                                              |
| Fireplaces        | Tile Surround                                                                                    |
| Stories           | 1                                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Partially Finished                                                                         |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Cul-De-Sac, Landscaped, Playground Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 54                   |
| Zoning         | Zone 25              |

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