

# **\$909,997 - 31 Nottingham Boulevard, Sherwood Park**

MLS® #E4438064

**\$909,997**

6 Bedroom, 3.50 Bathroom, 2,581 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

STUNNING, fully renovated home in desirable Nottingham! Facing a beautiful park and featuring \$200K+ IN RECENT UPGRADES, this spacious 6-bed, 3.5-bath gem provides OVER 3800 sq ft of total living space and features quartz countertops, a huge chef's kitchen with dual islands. With new premium cabinetry and upgraded, premium appliances including an induction stovetop, double fridge, built-in double ovens - this is the KITCHEN OF YOUR DREAMS! Enjoy new luxury vinyl plank flooring on the main and lower levels & fresh carpet in the 4 bedrooms upstairs. The main also has a large mudroom off the garage w/newer washer/dryer set & 5th bedroom/office. The fully finished basement adds even more living space and 6th BEDROOM w/walk in closet. Stay cozy year-round with a newer furnace, HWT, A/C & custom blinds covering the triple pane windows. Relax on the sunny southwest-facing patio or soak in the new CalSPAs hot tub! This move-in-ready home is the perfect blend of luxury & comfort in an unbeatable location!

Built in 1992

## **Essential Information**

MLS® # E4438064

Price \$909,997



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	5
Zoning	Zone 25

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