# \$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!

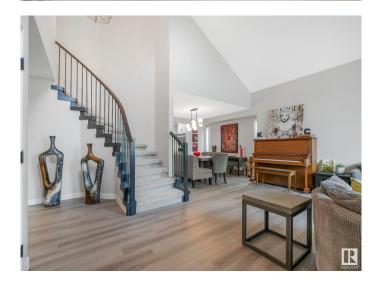


# **Essential Information**

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 3

Zoning Zone 25

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