

## **\$774,900 - 109 Nottingham Point(e), Sherwood Park**

MLS® #E4433960

**\$774,900**

3 Bedroom, 3.00 Bathroom, 1,783 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Wow! Stunning custom executive 1782 sq ft bungalow in a quiet cul de sac in prestigious Nottingham. Open concept main floor with kitchen featuring espresso cabinetry, S/S appliances, granite countertops, and glass blocking to allow even more light into this bright kitchen. Large eat in area. The great room allows for oversized furniture and has a gas fireplace with floor to ceiling stone. The main floor has 2 bedrooms including the primary with a 4 piece ensuite with separate shower, a soaker tub and walk in closet. Bright den with french doors and main floor laundry complete the main level. The basement is an entertainer's dream starting with in floor heating, a wet bar and massive rec area that could fit a large pool table. Add to that a large theatre room, another bedroom and 3 piece bath! And, there are 3 storage areas! The garage is finished with furnace and water is roughed in. Close to schools shopping, and a short walking distance to beautiful Ball Lake. Wow!

Built in 2006

### **Essential Information**

MLS® # E4433960

Price \$774,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,783                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 109 Nottingham Point(e) |
| Area        | Sherwood Park           |
| Subdivision | Nottingham              |
| City        | Sherwood Park           |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8A 3A8                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Bar, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 65            |
| Zoning         | Zone 25       |

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Listing information last updated on July 6th, 2025 at 6:02pm MDT