

# **\$859,900 - 31 Nottingham Boulevard, Sherwood Park**

MLS® #E4445294

**\$859,900**

6 Bedroom, 3.50 Bathroom, 2,581 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

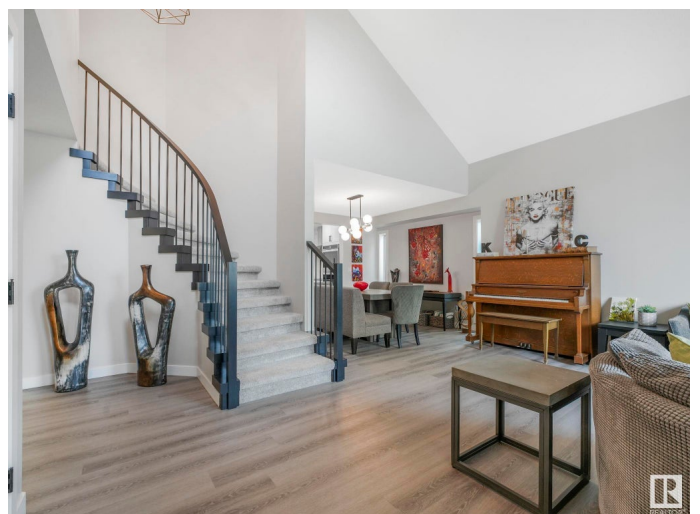
With SIX BEDROOMS, 3.5-baths, & nearly 3800 SQFT of total living space, your DREAM HOME is right here...in the highly desirable community of Nottingham! This glorious home has so much space & has been FULLY UPDATED IN THE LAST 3 YRS! There's NEW premium cabinetry & appliances (induction stovetop, double fridge, double built-in ovens), DOUBLE ISLANDS w/quartz counters & tons of storage - THIS IS YOUR DREAM KITCHEN! Enjoy NEW luxury vinyl plank flooring on both the main & FULLY FINISHED BASEMENT. There's FRESH NEW CARPET in the 4 UPPER BEDROOMS. A huge mudroom sits off the double garage w/newer washer/dryer & 5th bd/office. Downstairs, a 6th BEDROOM w/walk-in closet! This home is EXTREMELY ENERGY EFFICIENT w/CANADIAN MADE Napoleon HE furnace & Central A/C. CUSTOM ZEBRA BLINDS cover the TRIPLE PANE WINDOWS. Relax on the sunny SOUTH patio or soak in the NEW HOT TUB! Don't buy to reno! This MOVE IN READY home is the perfect blend of luxury & comfort on a quiet street facing a park, just steps from Ball Lake!

Built in 1992

## **Essential Information**

MLS® #

E4445294



Price	\$859,900
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, Ceiling 9 ft., Deck, Hot Tub, Hot Wtr Tank-Energy Star, Insulation-Upgraded, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Oven Built-In-Two, TV Wall Mount, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround, Wall Mount
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stucco

Exterior Features      Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground  
Nearby, Schools, Shopping Nearby

Roof                              Cedar Shakes

Construction              Wood, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                July 2nd, 2025

Days on Market        3

Zoning                        Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 2:17am MDT