

## **\$889,000 - 31 Nottingham Boulevard, Sherwood Park**

MLS® #E4438064

**\$889,000**

6 Bedroom, 3.50 Bathroom, 2,581 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Your DREAM HOME in a well-established community exists! With SIX BEDROOMS, 3.5-baths, & nearly 3800 SQFT of total living space, this spectacular home has room for the whole family & has been FULLY UPDATED IN THE LAST 3 YRS! There's new premium cabinetry, upgraded, premium appliances (induction stovetop, double fridge, double built-in ovens), double islands w/quartz counters & tons of storage - this is the KITCHEN OF YOUR DREAMS! Enjoy new luxury vinyl plank flooring on both the main level & FULLY FINISHED basement. There's fresh NEW CARPET in the 4 UPSTAIRS BEDROOMS. On the main, a large mudroom is off the double garage w/newer washer/dryer & 5th bd/office. Downstairs, a 6th BEDROOM w/walk-in closet! This home is VERY ENERGY EFFICIENT with a newer Napoleon HE furnace, HWT, Central A/C & custom blinds covering the TRIPLE PANE WINDOWS. Relax on the sunny southwest patio or soak in the NEW HOT TUB! DON'T BUY TO RENOVATE! This MOVE IN READY home is the perfect blend of luxury & comfort in a perfect location!

Built in 1992

### **Essential Information**

MLS® # E4438064

Price \$889,000



|                |                        |
|----------------|------------------------|
| 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 | 25             |
| Zoning         | Zone 25        |

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Listing information last updated on June 17th, 2025 at 4:32am MDT