

# **\$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        11

Zoning                      Zone 25

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Listing information last updated on July 13th, 2025 at 3:17pm MDT