

## \$650,000 - 110 Nottingham Boulevard, Sherwood Park

MLS® #E4435802

**\$650,000**

4 Bedroom, 2.50 Bathroom, 2,165 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Step into comfort & style w/ this beautifully updated home offering the perfect blend of function, charm, & location. With four generously sized bedrooms plus two flex rooms, and a fully finished basement, there's plenty of space for the whole family. The open-concept kitchen is the true heart of the home, featuring new appliances throughout, a moveable island, a pantry, and modern finishes. The adjacent living area invites cozy gatherings around a gas fireplace, while new vinyl plank flooring flows seamlessly through the space. Retreat to the luxurious 5 pc spa-like ensuite & enjoy the peace of mind that comes with recent upgrades including a newer furnace, hot water tank, updated bathrooms, new lighting & all Poly-B piping replaced. Vaulted ceilings & a formal dining/living area on the main level create a light-filled space perfect for entertaining. The mature, fenced yard offers privacy and a great place to unwind outdoors.

Built in 1992

### Essential Information

MLS® #	E4435802
Price	\$650,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,165
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	110 Nottingham Boulevard
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5P1

### Amenities

Amenities	Deck
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 10th, 2025  
Days on Market      2  
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 May 12th, 2025 at 5:17am MDT