

\$800,000 - 162 Norwich Crescent, Sherwood Park

MLS® #E4445042

\$800,000

5 Bedroom, 3.50 Bathroom, 2,504 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Quietly tucked at the back of a cul-de-sac in prestigious Nottingham, this upgraded 2 storey walkout offers 2,500+ sq ft above a bright finished WALK-OUT basement, over 3,700 sq ft total. Step outside onto the pathways to Ball Lake, or enjoy the enclosed sunroom overlooking a professionally designed 9,000 sq ft pie lot with mature trees. Inside, triple pane windows, fresh paint, brand new carpet, and a redesigned main bath make everything feel new. The main floor blends formal living/dining, an open kitchen, breakfast nook, family room with gas fireplace, laundry/mudroom w/sink, and a 2-piece powder room. Upstairs holds FOUR generous bedrooms, including a primary retreat with jetted tub, separate shower, and walk-in closet. The walkout level adds a fifth bedroom, full bath, rec room, and bright office/second sunroom opening to the patio. Dual furnaces, no Poly-B, oversized double garage, and nearby schools and shops. Move in ready suburban living awaits!

Built in 1993

Essential Information

MLS® # E4445042

Price \$800,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,504
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	162 Norwich Crescent
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5S1

Amenities

Amenities	No Smoking Home, Vinyl Windows, See Remarks, Vacuum System-Roughed-In
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Cul-De-Sac, Hillside, Landscaped, No Back Lane, No Through Road,

Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Schools,
Shopping Nearby, See Remarks

Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 30th, 2025
Days on Market	3
Zoning	Zone 25

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