

## **\$899,000 - 31 Nottingham Boulevard, Sherwood Park**

MLS® #E4438064

**\$899,000**

6 Bedroom, 3.50 Bathroom, 2,581 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Your modernized DREAM HOME in a mature neighborhood exists...at 31 Nottingham Blvd! With SIX BEDROOMS, 3.5-baths, & nearly 3800 SQFT of total living space, it's nearly FULLY UPDATED in the last 3 yrs! Step into your huge chef's kitchen w/dual quartz islands packed with storage!. There's new premium cabinetry & upgraded, premium appliances incl. induction stovetop, double fridge, double built-in ovens - this is the KITCHEN OF YOUR DREAMS! Enjoy new luxury vinyl plank flooring on 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 furnace, HWT, 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 \$899,000



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	24
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 June 16th, 2025 at 9:17am MDT