

# **\$909,997 - 31 Nottingham Boulevard, Sherwood Park**

MLS® #E4438064

**\$909,997**

6 Bedroom, 3.50 Bathroom, 2,581 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

STUNNING, fully renovated home in desirable Nottingham! Facing a beautiful park and featuring \$200K+ IN RECENT UPGRADES, this spacious 6-bed, 3.5-bath gem provides OVER 3800 sq ft of total living space and features quartz countertops, a huge chef's kitchen with dual islands. With new premium cabinetry and upgraded, premium appliances including an induction stovetop, double fridge, built-in double ovens - this is the KITCHEN OF YOUR DREAMS! Enjoy new luxury vinyl plank flooring on the main and lower levels & fresh carpet in the 4 bedrooms upstairs. The main also has a large mudroom off the garage w/newer washer/dryer set & 5th bedroom/office. The fully finished basement adds even more living space and 6th BEDROOM w/walk in closet. Stay cozy year-round with a newer furnace, HWT, A/C & custom blinds covering the triple pane windows. Relax on the sunny southwest-facing patio or soak in the new CalSPAs hot tub! This move-in-ready home is the perfect blend of luxury & comfort in an unbeatable location!

Built in 1992

## **Essential Information**

MLS® # E4438064

Price \$909,997



|                |                        |
|----------------|------------------------|
| 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 | 10             |
| Zoning         | Zone 25        |

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Listing information last updated on June 2nd, 2025 at 12:17pm MDT