

# **\$1,530,000 - 92 Nottingham Harbour, Sherwood Park**

MLS® #E4425281

**\$1,530,000**

4 Bedroom, 3.50 Bathroom, 2,917 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Location, Location, Location is one of the most recognized sayings in real estate for a reason. The location does not get better than this! This fully renovated, massive walkout 2 storey is located on one of the most desirable lots in all of Sherwood Park. You get unobstructed views and access to Ball Lake and the island park. Not only is the lot incredible this massive 2 storey has also been completely renovated giving you the best of both worlds. The home has all the cosmetic updates inside and out that there isn't even room to list them all, do yourself a favor and come see them in person.

The home was also upgraded functionally as well. A modern HVAC system and EV charger have been added to vault this home forward past even today's new homes. The walkout basement features heated floors and access to the large covered patio. Brand new SEER Air conditioning installed.

Built in 2002

## **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | E4425281    |
| Price      | \$1,530,000 |
| Bedrooms   | 4           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |
| Half Baths | 1           |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,917                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 92 Nottingham Harbour |
| Area        | Sherwood Park         |
| Subdivision | Nottingham            |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8A 6G2               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Lake Privileges, Walkout Basement, See Remarks |
| Parking Spaces | 6  |
| Parking        | Double Garage Attached, Heated, Over Sized                                     |
| Is Waterfront  | Yes  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | See Remarks  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Fenced, Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby, View Lake  |
| Roof         | Cedar Shakes       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 50               |
| Zoning         | Zone 25          |

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Listing information last updated on May 1st, 2025 at 12:32pm MDT