

## **\$774,900 - 109 Nottingham Point(e), Sherwood Park**

MLS® #E4433960

**\$774,900**

3 Bedroom, 3.00 Bathroom, 1,783 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Wow! Stunning custom executive 1782 sq ft bungalow in a quiet cul de sac in prestigious Nottingham. Open concept main floor with kitchen featuring espresso cabinetry, S/S appliances, granite countertops, and glass blocking to allow even more light into this bright kitchen. Large eat in area. The great room allows for oversized furniture and has a gas fireplace with floor to ceiling stone. The main floor has 2 bedrooms including the primary with a 4 piece ensuite with separate shower, a soaker tub and walk in closet. Bright den with french doors and main floor laundry complete the main level. The basement is an entertainer's dream starting with in floor heating, a wet bar and massive rec area that could fit a large pool table. Add to that a large theatre room, another bedroom and 3 piece bath! And, there are 3 storage areas! The garage is finished with furnace and water is roughed in. Close to schools shopping, and a short walking distance to beautiful Ball Lake. Wow!

Built in 2006

### **Essential Information**

MLS® # E4433960

Price \$774,900

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,783
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	109 Nottingham Point(e)
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3A8

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	44
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 15th, 2025 at 4:32pm MDT