

# \$829,707 - 46 Nottingham Inlet, Sherwood Park

MLS® #E4427419

**\$829,707**

3 Bedroom, 3.00 Bathroom, 1,715 sqft  
Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

**CUSTOM BUILT BUNGALOW!** Immaculately maintained. This Nottingham beauty offers 1714 square feet plus a **FULLY FINISHED** basement. The perfect space for entertaining your family and friends! Open concept with hardwood flooring, a huge kitchen, raised eating bar, gas stove, walk-through pantry, and a large dining area. Spacious living room with attractive stone-facing gas fireplace. Big Primary Bedroom with walk-in closet and a beautiful 5 piece ensuite. Main floor flex area/den, second bedroom, 4 piece bathroom, laundry room with sink and access to the **OVERSIZED** and **HEATED** double garage. 18 ft garage door with **WORK SHOP** area too! Awesome basement development featuring a massive Rec Room/family room, 3rd bedroom, 4 piece bathroom, and cool wine room with wine cellar! Low maintenance backyard with deck and mature trees for added privacy. Quiet location in prestigious Nottingham, and close to parks, walking trails, and shopping. Don't miss out on this wonderful home! Visit **REALTOR®** website for more information.

Built in 2004

## Essential Information

MLS® #	E4427419
Price	\$829,707



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,715
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	46 Nottingham Inlet
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5V8

### **Amenities**

Amenities	Deck
Parking	Heated, Over Sized, Shop, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            March 25th, 2025

Days on Market      11

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 April 5th, 2025 at 8:02am MDT