



## 24 NOTTINGHAM Road Sherwood Park AB

\$599,900

Quiet crescent location in Nottingham, within walking distance to schools, shopping, Heritage trail system & beautiful Ball Lake Park. It's rare to find a home equal in quality & workmanship to this modified bi level style built by legendary "Volga Homes". Over 1520 sqft + fully finished basement: Large living room with cathedral ceiling, formal dining room & renovated island kitchen with eating bar island, granite counters, and loads of kitchen storage. 3+2 bedrooms, 3 full bathrooms, primary includes walk in closet with barn doors & renovated ensuite. Professionally finished basement features a family room with woodburning fireplace, bedrooms 4 & 5, full bathroom, laundry room & storage room plus crawl space storage. Additional highlights: insulated & heated 20x21' garage w/220v, large RV Parking pad, hardwood & vinyl plank flooring, upgraded hi e furnace, central air conditioning, custom blinds, landscaped & fully fenced, rear sundeck with storage space beneath. Quick possession is available!

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group

jodieallen@shaw.ca  
<http://www.jodieallen.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)