



## 901 NORMANDY Drive 25 Sherwood Park AB

\$300,000

Discover this fantastic townhome in the highly sought-after Nottingham neighborhood, offering over 1,200 sq ft of comfortable living space with an attached single-car garage and convenient second parking stall out front. The spacious main floor welcomes you with a bright entryway, generous eat-in kitchen, cozy living room, & convenient 2-piece powder room. Step outside to a charming private patio, perfect for seating and grilling. The second floor features two roomy primary suites large enough for king size beds, each with its own ensuite bathroom and walk in closet. The basement is 90% finished, showcasing fresh paint and new vinyl plank flooring—just a few finishing touches away from perfection. Previously used as an art studio, this area is light-filled and inviting, complete with a laundry room that includes a sink and ample storage. This home is ideally located near walking trails, wetlands, and playgrounds, with convenient access to transit and shopping.

Listing Presented By:



Originally Listed by:  
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