



## 92 NOTTINGHAM Harbour Sherwood Park AB

\$1,630,000

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. This home is a lifestyle change and included in the sale will be a brand new stand up paddle board and kayak to contribute to that lifestyle change.

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

[afehlauer@remax.net](mailto:afehlauer@remax.net)



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

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