



## Sherwood Park Alberta

\$997,000

Welcome to this beautiful 2-storey home located in the highly sought-after community of Nottingham in Sherwood Park. Built in 2002 and offering over 2,100 sq ft above grade, this 3 bedroom, 2.5 bathroom home features a functional layout perfect for families and entertaining. The main floor includes a bright living room, dining area, spacious kitchen with Hunter Douglas Blinds, cozy family room, and convenient flex room. Upstairs you'll find a generous primary bedroom with ensuite, walk-in closet, along with two additional bedrooms and full bath. The unfinished basement provides excellent potential for future development. Enjoy the landscaped yard, deck, and patio backing onto a peaceful setting with PARK AND LAKE ACCESS. A rare opportunity to own a home that offers a WALK-OUT ONTO BALL LAKE, allowing you to enjoy scenic views and nearby walking paths year-round. Additional features include forced air heating, attached garage, and convenient access to schools, parks, playgrounds, and shopping. (id:6769)

Living room 3.12 m X 4.43 m

Dining room 3.05 m X 3.35 m

Kitchen 3.92 m X 3.96 m

Family room 4.64 m X 5.09 m

Den 3.93 m X 2.72 m

Primary Bedroom 608 m X 5.12 m

Bedroom 2 3.1 m X 4.07 m

Bedroom 3 3.79 m X 3.05 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive



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