



## Sherwood Park Alberta

\$624,900

Family home in NOTTINGHAM! Quiet crescent close to shopping & beautiful Ball Lake park. This 3-bdrm, 3.5-bath home w/custom OVERSIZED dble.garage (20'x23.4) with cabinets offers room for everyone. Main flr features a DR/(or office), kitchen w/lrg island & SS appliances(2015) incl gas range, plenty of cabinetry & corner pantry, eating nook w/ garden door to private deck & yard & FR w/cozy GAS FIREPLACE. Upstairs is a large BONUS ROOM w/vaulted ceiling & electric FP and 3 generously sized bdrms, incl a primary suite w/ 5-pc ensuite. Fully Finished basement(2019) with full bath & rec room c/w 2nd full kitchen and potential use as 4th bedroom suite. Fully landscaped yard w/spacious shed, lrg firepit & access to utility right-of-way. Upgrades: HE HVAC(2015), HWT(2019), Garage heater(2015), dual sump(2020), upgraded insulation in garage(R20), bsmt(R26) & attic(R60), commercial grade security system w/ exterior cameras(no fees), Cat 6 outlets thru out. SMART HOME features; HVAC, security sys, garage door & sumps. (id:6769)

Family room 3.11 m X 3.85 m

Second Kitchen 2.51 m X 1.52 m

Recreation room 4.12 m X 3.87 m

Storage 3.65 m X 3.84 m

Living room 5.1 m X 4.13 m

Dining room 3.77 m X 3.53 m

Kitchen 3 m X 4.56 m

Primary Bedroom 3.92 m X 4.31 m

Bedroom 2 3.23 m X 3.26 m

Bedroom 3 3.61 m X 3.2 m

Bonus Room 4.57 m X 4.29 m

Listing Presented By:



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