

# **\$229,900 - 104 801 Bothwell Drive Drive, Sherwood Park**

MLS® #E4432970

**\$229,900**

3 Bedroom, 1.50 Bathroom, 1,220 sqft  
Condo / Townhouse on 0.00 Acres

Strathcona Village, Sherwood Park, AB

**3-BEDROOM TOWNHOUSE IN PRIME LOCATION** – Great for First-Time Buyers or Investors! This 3-bedroom townhouse offers 1,220 sq. ft. of living space, featuring a large living room and a bright kitchen and dining area with patio doors leading to the backyard patio. Main floor laundry for added convenience. Upstairs, you’ll find three good-sized bedrooms, perfect for families or shared living. Conveniently located close to all amenities, walking distance to stores and restaurants, and just steps from public transit. Option to join a rental pool, with current tenants open to staying – making it a great investment with immediate rental income potential. Ideal for first-time buyers or anyone looking to expand their portfolio! whether you’re looking to settle in or expand your portfolio, this townhouse checks all the boxes!

Built in 2002

## **Essential Information**

MLS® #	E4432970
Price	\$229,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,220



Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	104 801 Bothwell Drive Drive
Area	Sherwood Park
Subdivision	Strathcona Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2L1

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 25th, 2025
Days on Market	6
Zoning	Zone 25
Condo Fee	\$316

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