

## \$234,900 - 103 801 Bothwell Drive, Sherwood Park

MLS® #E4433579

**\$234,900**

3 Bedroom, 1.50 Bathroom, 1,223 sqft  
Condo / Townhouse on 0.00 Acres

Strathcona Village, Sherwood Park, AB

Immaculately maintained 3-bedroom, 1.5-bathroom condo in desirable Kensington Estates! Enjoy a large, sunny living room and a spacious kitchen with ample counter space, seamlessly connected to a dining area that opens onto a back patio space, perfect for relaxing or entertaining. Convenient main floor laundry adds to the functionality. Upstairs features a bright primary suite with a generous walk-in closet and quick access to the shared 4-piece bathroom, plus two additional bedrooms and a linen closet for extra storage. Located close to public transit, shopping, and dining!

Built in 2002

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4433579          |
| Price          | \$234,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,223             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 103 801 Bothwell Drive |
| Area        | Sherwood Park          |
| Subdivision | Strathcona Village     |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8H 2L1                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Crawl Space, No Animal Home, No Smoking Home |
| Parking   | Stall  |

### Interior

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

### Exterior

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

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Woodbridge Farm        |
| Middle     | Clover Bar Junior High |
| High       | Salisbury Comp         |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2025 |
| Zoning      | Zone 25       |
| Condo Fee   | \$316         |

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Listing information last updated on May 1st, 2025 at 6:02pm MDT