

## \$699,000 - 40 Nottingham Crescent, Sherwood Park

MLS® #E4441630

**\$699,000**

4 Bedroom, 3.00 Bathroom, 2,029 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Nottingham the name itself speaks to understated elegance and a nod to tradition. This is Sherwood Park at its finest: parks, entertainment, shopping and services all within a few blocks.. The house is unique, classic and current all at once. An executive bungalow on 0.25 of an acre in the midst of the city. Soaring ceilings with majestic views into the absolutely stunning backyard. There is a lovely front room with Turkish marble fireplace. A formal dining area with huge windows is adjacent to a fabulous and renovated kitchen where it belongs at the heart of the home. There is a loft, a space that inspires one whether to work from home or dream up your next passion project. A total of 4 spacious bedrooms and 3 full washrooms, including full primary with walk in closet and ensuite. Downstairs there is family room, a separate man cave, 2 bedrooms, 1 washroom and plenty of storage. Outside there are multiple outdoor spaces on the decks, patios, a she shed, and so much beauty; its an oasis!

Built in 1990

### Essential Information

MLS® # E4441630

Price \$699,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,029                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 40 Nottingham Crescent |
| Area        | Sherwood Park          |
| Subdivision | Nottingham             |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8A 5L5                |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, No Smoking Home, See Remarks |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | See Remarks  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl                         |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | EPDM Membrane       |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 25         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 3:47pm MDT