

## **\$350,000 - 105 700 Bothwell Dr, Sherwood Park**

MLS® #E4441874

### **\$350,000**

3 Bedroom, 2.50 Bathroom, 1,228 sqft  
Condo / Townhouse on 0.00 Acres

Strathcona Village, Sherwood Park, AB

Never, ever shovel snow again! Exceptionally low condo fees cover your snow removal and yet this 3 Bedroom, 3 Bathroom Half Duplex feels anything like a Condo! Strathcona Village in Sherwood Park is a beautiful, forever Community; many move here, but few leave and why would you? This immaculate Property is next to a Park, surrounded by Schools and only a 5 minute walk to the countless dining and shopping amenities found on Baseline Road. There are Grocery Stores, Restaurants, a Gym, Pharmacy and Coffee Shops right around the corner from your new Home. The fully fenced-in, private Backyard, with an adjoining deck, is the perfect place to spend those long, gorgeous Summer days. The unfinished basement already has rough-in for a Bathroom and is ready to be developed to your liking! Sherwood Park is a highly sought-after Market for its small town charm, with big City amenities 10 minutes down the road. In this price range, with this walkability score, this is an Investment you can't afford to sleep on!

Built in 2005

### **Essential Information**

MLS® #	E4441874
Price	\$350,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,228
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	105 700 Bothwell Dr
Area	Sherwood Park
Subdivision	Strathcona Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2C9

### Amenities

Amenities	Deck, Detectors Smoke, Fire Pit, Front Porch, No Smoking Home, Parking-Visitor, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	St. Nicholas Catholic
Middle	Clover Bar Junior
High	St. Theresa Catholic

### Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 25
Condo Fee	\$138

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