

\$800,000 - 69 Nottingham Estates, Sherwood Park

MLS® #E4457200

\$800,000

3 Bedroom, 3.00 Bathroom, 2,272 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Welcome to this massive bungalow just steps from Nottingham Park, nestled in a quiet Sherwood Park cul-de-sac. Beautifully maintained by the original owner, this spacious home offers 2,200 sq ft on the main level, with 3 large bedrooms and 3 full bathrooms. The great room features both a living and family area anchored by a stunning 3-sided gas fireplace, perfect for entertaining. A skylight above the dining room fills the home with natural light, while the kitchen and breakfast nook have seamless access to the west-facing deck—ideal for outdoor dinners and evening relaxation. The main floor also includes a generous office with private exterior access, perfect for a home-based business or multi-generational living. The partly finished basement boasts a double rec room with a wet bar—ideal for a home gym, theatre, AND games room—plus an unfinished area for a workshop, storage, and mechanicals. With a double attached garage and a fully landscaped yard with mature trees and shrubs, this home is a rare find.

Built in 1990

Essential Information

MLS® # E4457200

Price \$800,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,272
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	69 Nottingham Estates
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5M2

Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Landscaped, Playground Nearby, Partially Fenced
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 11th, 2025
Days on Market	3
Zoning	Zone 25

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Listing information last updated on September 14th, 2025 at 12:47am MDT