

## \$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	4
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 15th, 2025 at 5:02pm MDT