



Sherwood Park **25** **Nottingham**
 896 Nottingham BV

LP: **\$434,900**
SP: **M**

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4113151
Style:	Bi-Level	Bdrms Above:	3
Year Built:	1997	Bdrms Total:	4
Full Baths:	3	Basement:	Full
Half Baths:	0	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,536.99	Tot A.G. SqM:	142.79

Welcome to the sought after neighbourhood of Nottingham where you'll find this beautiful 1536sqft bi-level. Walkin and you are greeted with vaulted ceiling which take you right to the huge living room with large bay windows facing the lake. Walk right into the spacious kitchen with walk-in pantry, good sized dining area and patio doors with built-in blinds take you right out to the two tiered deck. The master bedroom is on its own level featuring a 3pc ensuite and lake views. Two good sized bedrooms and a 4pc bathroom finish the main. Down stairs is full of opportunity with a huge open rec room, gas fireplace and a wet bar perfect for any man cave. One more bedroom a 4 pc bathroom and laundry room complete the basement. Notable features include wooden shutters on the windows, new deck and lots of storage. You don't want to miss this one!

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
Baths:	0	0	0	2	0	0
Ensuite Baths:		0	1	0	0	0
Finish Levels:	2					
Fireplace Y/N:	Fireplace Type:					
Parking:	Double Garage Attached, Front Drive Access					
Garage Dim:				Prk Encl/Ttl:	/	

	Level	SqM	SqFt
Main:			
Uppr:			
AbGd:			
Lowr:			
BIGd:			
Total A.G.:	142.79		1,536.99

Living Room:	Master Bedroom:	U
Dining Room:	Bedroom 2:	M
Kitchen:	Bedroom 3:	M
Family Room:	Bedroom 4:	B
Den:		
Bonus Room:		

Flooring:	Ceramic Tile, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Cedar Shakes	Heat Source:	Natural Gas
Exterior:	Vinyl	Features:	Bar, Ceiling 9 ft., Vaulted Ceiling
Site Influences:	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby		

Goods Included:	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings	Restrictions:	None Known
Goods Excluded:			

Warranty:

Elem School:	brentwoodelementary.ca	Jr. High School:	sherwoodheights.org	Sr High School:	salcomp.ca
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Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	North
Taxes:	\$3,283.00 2016	Local Improve:			