

## \$295,700 - 2 901 Normandy Drive, Sherwood Park

MLS® #E4440183

**\$295,700**

3 Bedroom, 2.50 Bathroom, 1,153 sqft

Condo / Townhouse on 0.00 Acres

Nottingham, Sherwood Park, AB

Welcome to easy condo living in the heart of Nottingham, one of Sherwood Parks most desirable neighbourhoods! This bright and spacious 2 story townhouse offers 1153 sq ft of comfortable living space featuring 3 bedrooms, 3 bathrooms and a functional layout for investors, young families or first time buyers. Step inside to a sun filled kitchen with spacious eating area and loads of cabinetry. The living room has an inviting atmosphere with door to personal greenspace - a great area for hosting guests or bar b q-ing. Upstairs, you will find 3 generously sized bedrooms including the primary suite with private bathroom. The full basement provides excellent storage or future development potential, while the single garage adds convenience year round. Located just minutes from schools, shopping, parks and all amenities, this home blends comfort with unbeatable location. Don't miss you opportunity to purchase a home that checks all the boxes!

Built in 1994

### Essential Information

MLS® # E4440183

Price \$295,700

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,153
Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2 901 Normandy Drive
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2V7

### Amenities

Amenities	No Animal Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	15
Zoning	Zone 25
Condo Fee	\$402

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