

## \$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 | 10             |
| Zoning         | Zone 25        |
| Condo Fee      | \$402          |

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Listing information last updated on June 13th, 2025 at 3:17am MDT