

## \$434,900 - 945 Normandy Lane, Sherwood Park

MLS® #E4436526

### \$434,900

4 Bedroom, 3.50 Bathroom, 1,407 sqft

Single Family on 0.00 Acres

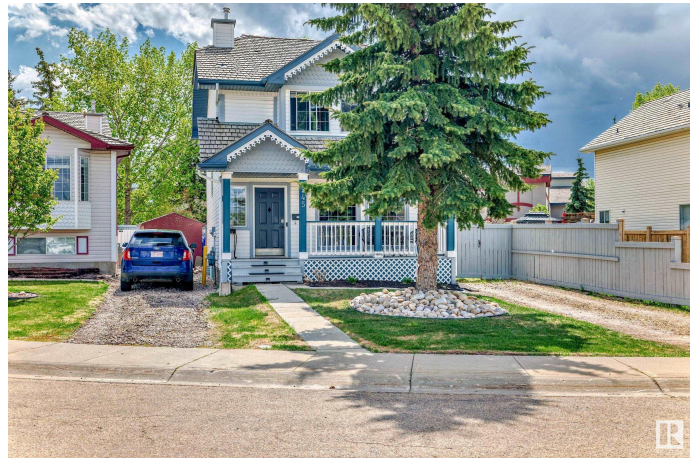
Nottingham, Sherwood Park, AB

Conveniently located in the highly sought after neighborhood of Nottingham is this well maintained 1407 sq ft 2 story home , situated in a family friendly crescent with a park across the street. Featuring a fully finished basement (2018), A/C, large fenced South/East backyard & furnace (2017). Step up onto the full front verandah and into the foyer to view the main floor that includes a front living room with 3 big bright windows, 2 pc bathroom and kitchen/dining space that over looks the back yard. Upstairs is the primary bedroom with new flooring and a full ensuite, 2 other good size bedrooms and main bathroom. The fully finished basements hosts a huge rec room, 3 pc bathroom and 4th bedroom big enough to split into 2 if needed.

Built in 1996

### Essential Information

MLS® #	E4436526
Price	\$434,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,407
Acres	0.00



Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	945 Normandy Lane
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5X7

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Detectors Smoke, Patio, R.V. Storage
Parking	2 Outdoor Stalls, No Garage

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Pine Shakes
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 14th, 2025
Days on Market	17

## Zoning

## Zone 25

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Listing information last updated on May 30th, 2025 at 10:32pm MDT