

## \$315,000 - 24 901 Normandy Drive, Sherwood Park

MLS® #E4445642

**\$315,000**

2 Bedroom, 2.50 Bathroom, 1,132 sqft

Condo / Townhouse on 0.00 Acres

Nottingham, Sherwood Park, AB

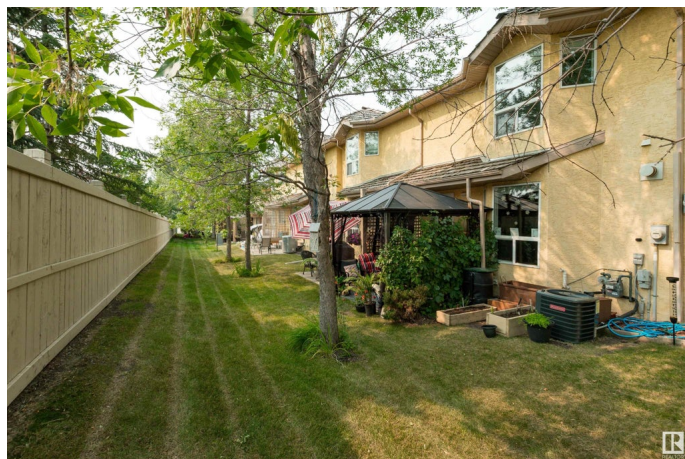
Welcome to this GORGEOUS 2 storey condo in Nottingham! This beauty offers an open and spacious main floor design with hardwood flooring. Featuring a large eat-in kitchen with a newer fridge & stove plus dining area.

Generous living room with attractive gas fireplace. Upstairs are 2 bedrooms and both have beautiful 4 piece ensuites. The FULLY FINISHED BASEMENT features a huge family room, flex space, laundry room and storage space. Beautiful and private backyard with a gazebo and bbq with natural gas. Single attached garage plus room for a second car in front. Well managed complex and a great location close to parks, shopping, restaurants and public transportation. See this gorgeous condo today! Visit REALTOR® website for additional information.

Built in 1998

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445642  |
| Price          | \$315,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,132     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1998              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 24 901 Normandy Drive |
| Area        | Sherwood Park         |
| Subdivision | Nottingham            |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8A 5V7               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                          |
| Fireplaces        | Corner                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                               |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                              |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                              |
| Construction      | Wood, Stucco                                                              |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 30             |
| Zoning         | Zone 25        |
| Condo Fee      | \$399          |



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Listing information last updated on August 2nd, 2025 at 4:32pm MDT