

## \$299,900 - 19 901 Normandy Drive, Sherwood Park

MLS® #E4451564

**\$299,900**

2 Bedroom, 2.50 Bathroom, 1,246 sqft

Condo / Townhouse on 0.00 Acres

Nottingham, Sherwood Park, AB

Discover this fantastic townhome in the highly sought-after Nottingham neighborhood, offering over 1,245 sq ft of comfortable living space with an attached single-car garage and convenient second parking stall out front. The spacious main floor welcomes you with a bright entryway, generous eat-in kitchen, cozy living room complete with a gas fireplace & convenient 2-piece powder room. Step outside to a charming private patio, perfect for seating and grilling. The second floor features two roomy primary suites large enough for king size beds, each with its own ensuite bathroom and walk in closet. The basement is finished, showcasing fresh new vinyl plank flooring, complete with a laundry room and ample storage. This home is ideally located near walking trails, wetlands, and playgrounds, with convenient access to transit and shopping.

Built in 1999

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451564  |
| Price          | \$299,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,246     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1999              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 19 901 Normandy Drive |
| Area        | Sherwood Park         |
| Subdivision | Nottingham            |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8A 5V7               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Fireplace         | Yes                                                                                     |
| Fireplaces        | Mantel                                                                                  |
| Stories           | 3                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Finished                                                                          |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Stucco                                       |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Stucco                                       |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 25          |
| Condo Fee      | \$406            |

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Listing information last updated on August 26th, 2025 at 6:47am MDT