

## \$800,000 - 162 Norwich Crescent, Sherwood Park

MLS® #E4445042

**\$800,000**

5 Bedroom, 3.50 Bathroom, 2,504 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Quietly tucked at the back of a cul-de-sac in prestigious Nottingham, this upgraded 2 storey walkout offers 2,500+ sq ft above a bright finished WALK-OUT basement, over 3,700 sq ft total. Step outside onto the pathways to Ball Lake, or enjoy the enclosed sunroom overlooking a professionally designed 9,000 sq ft pie lot with mature trees. Inside, triple pane windows, fresh paint, brand new carpet, and a redesigned main bath make everything feel new. The main floor blends formal living/dining, an open kitchen, breakfast nook, family room with gas fireplace, laundry/mudroom w/sink, and a 2-piece powder room. Upstairs holds FOUR generous bedrooms, including a primary retreat with jetted tub, separate shower, and walk-in closet. The walkout level adds a fifth bedroom, full bath, rec room, and bright office/second sunroom opening to the patio. Dual furnaces, no Poly-B, oversized double garage, and nearby schools and shops. Move in ready suburban living awaits!

Built in 1993

### Essential Information

MLS® # E4445042

Price \$800,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,504
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	162 Norwich Crescent
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5S1

### Amenities

Amenities	No Smoking Home, Vinyl Windows, See Remarks, Vacuum System-Roughed-In
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Cul-De-Sac, Hillside, Landscaped, No Back Lane, No Through Road,

Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Schools,  
Shopping Nearby, See Remarks

Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 30th, 2025
Days on Market	1
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 9:47am MDT