

# \$425,000 - 22 201 Bothwell Drive, Sherwood Park

MLS® #E4461233

## \$425,000

3 Bedroom, 3.00 Bathroom, 1,039 sqft  
Condo / Townhouse on 0.00 Acres

Strathcona Village, Sherwood Park, AB

Welcome to this beautifully maintained home in a sought-after 55+ community. The spacious kitchen features crisp white cabinetry, sleek black counters, and a stylish tile backsplash. Enjoy cozy evenings by the living room fireplace or take in the natural light from the bay window. The primary suite offers a walk-in closet and private ensuite. A versatile front flex room can serve as a bedroom, dining area, or home office. Step out onto the expansive south-facing deck overlooking a serene green space with mature trees. The mostly finished basement includes a second fireplace, large rec area, guest bedroom, full bath, and ample storage. Double attached garage and thoughtful touches throughout make this home move-in ready.

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461233  |
| Price          | \$425,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,039     |
| Acres          | 0.00      |
| Year Built     | 1999      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Half Duplex       |
| Style    | Bungalow          |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 22 201 Bothwell Drive |
| Area        | Sherwood Park         |
| Subdivision | Strathcona Village    |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 2C8               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Corner                                                                             |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Partially Finished                                                           |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Landscaped, Private Setting, Public Transportation, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 7th, 2025 |
|-------------|-------------------|

|                |         |
|----------------|---------|
| Days on Market | 19      |
| Zoning         | Zone 25 |
| Condo Fee      | \$171   |

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Listing information last updated on October 26th, 2025 at 6:32am MDT