

\$439,900 - 945 Normandy Lane, Sherwood Park

MLS® #E4436526

\$439,900

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	\$439,900
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	6

Zoning

Zone 25

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Listing information last updated on May 20th, 2025 at 1:32am MDT