

## \$549,900 - 916 Normandy Drive, Sherwood Park

MLS® #E4452088

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,444 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

This beautifully updated home is move-in ready and full of thoughtful upgrades. Enjoy engineered hardwood flooring throughout, complemented by new baseboards and stylish lighting. The spacious kitchen features white cabinetry, brand-new countertops and backsplash, a stunning white farmhouse sink, and newer stainless steel appliances. The living room offers a modern feature wall for your TV, while the main floor bath doubles as a convenient laundry room. The primary bedroom includes a charming feature wall, room for a king-sized bed, and a 3-piece ensuite. Two additional bedrooms are generously sized with no wasted space. The fully finished basement offers a luxurious bathroom with heated floors, a fourth bedroom, and a flex space. Step through the patio doors to a huge custom deck and private yard with a large shed. Enjoy the heated double attached garage. Ideally located across from a park and close to schools and shopping—this home truly has it all!

Built in 1999

### Essential Information

MLS® # E4452088

Price \$549,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,444                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 916 Normandy Drive |
| Area        | Sherwood Park      |
| Subdivision | Nottingham         |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8A 5V2            |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Smart/Program. Thermostat |
| Parking Spaces | 4                                                                   |
| Parking        | Double Garage Attached                                              |

### Interior

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

### Exterior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                               |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Cedar Shakes       |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 25          |

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Listing information last updated on August 20th, 2025 at 1:47pm MDT