

## \$424,900 - 955 Normandy Lane, Sherwood Park

MLS® #E4459691

**\$424,900**

4 Bedroom, 2.50 Bathroom, 1,323 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Welcome to Nottingham! Move right in and start enjoying this immaculate, fully finished home in one of Sherwood Park's most sought-after mature neighbourhoods. Every amenity is at your fingertips. The main floor boasts a bright, well-appointed kitchen open to the dining area, perfect for everyday living and gatherings. The inviting living room, overlooking the front veranda, creates a warm space to entertain family and friends. Upstairs, you'll find a spacious primary suite with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms, another 4-piece bathroom and a convenient enclosed laundry complete the upper level. The fully finished basement adds even more living space with a cozy family room featuring a gas fireplace and bedroom. Step outside from the kitchen to a beautifully landscaped, fenced backyard with a large deck, firepit area, and storage shed. The apple tree is a charming touch. This home is move-in ready and waiting for its next chapter. Make it yours.

Built in 1998

### Essential Information

MLS® # E4459691

Price \$424,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,323                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 955 Normandy Lane |
| Area        | Sherwood Park     |
| Subdivision | Nottingham        |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8A 5X6           |

### **Amenities**

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Deck, Fire Pit, No Smoking Home              |
| Parking   | Front Drive Access, Parking Pad Cement/Paved |

### **Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, 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, Flat Site, Fruit Trees/Shrubs, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                     |
| Construction      | Wood, Vinyl                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 26th, 2025  
Days on Market                20  
Zoning                              Zone 25

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