

\$495,900 - 67 Nottingham Boulevard, Sherwood Park

MLS® #E4456990

\$495,900

2 Bedroom, 2.50 Bathroom, 1,427 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

Explore the epitome of exclusive adult living (18+) in the prestigious Sher. Park community of Nottingham! Excalibur Estates is the original, and ONLY gated community in Sherwood Park. This immaculately maintained 2 bed, 2 1/2 bath 1/2 duplex bungalow has had some substantial upgrades including all main floor carpet and lino replaced with luxury vinyl, a modern flat kitchen ceiling with pot lights, comfort height toilets, and an extravagant walk in ensuite shower. New electric stove top. Main floor laundry added for the utmost convenience (with laundry areas now on each floor!). Wonderful raised deck for endless summer enjoyment! Clay tile roof. Large heated, insulated garage perfect for any truck owner, and equipped with a sink & hot and cold water (10.5 ft ceiling). Fully fin. basement with gas stove, 1 bed/full bath, and PLENTY of storage. Vac system. Central A/C. Excalibur has been the standard for elevated adult living for many years. Come and view your future! Professionally managed.

Built in 1992

Essential Information

MLS® #	E4456990
Price	\$495,900
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,427
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	67 Nottingham Boulevard
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5P1

Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached, Heated, Insulated, Over Sized, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Washers-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Gated Community, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Shopping Nearby
Roof	Clay Tile
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 10th, 2025
Days on Market	1
Zoning	Zone 25
HOA Fees	250
HOA Fees Freq.	Monthly

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