

## \$599,900 - 2 Kirklees Crescent, Sherwood Park

MLS® #E4433438

**\$599,900**

4 Bedroom, 3.50 Bathroom, 2,208 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

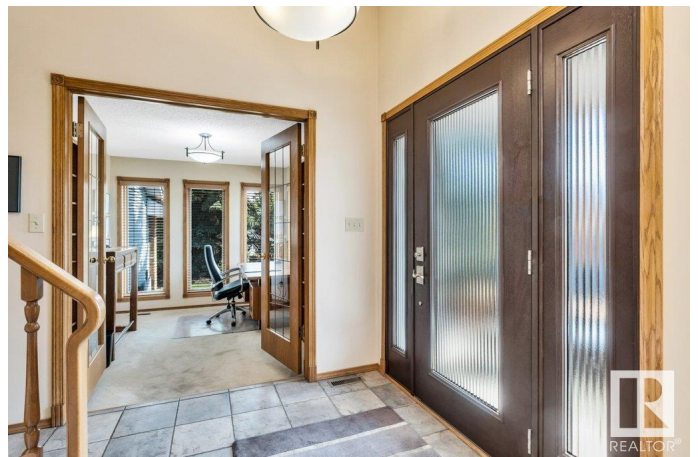
Welcome to 2 Kirklees Crescent—a well-maintained home tucked away in a quiet corner of desirable Nottingham! This spacious 2-storey offers over 2,200 sqft. of family-focused living space with 4 bedrooms and 3.5 bathrooms. The home has lots of major upgrades already completed: Pella windows (2011), cedar roof (2018), hot water tank (2018), and two furnaces (2008). The main floor features a bright living room with a wood-burning fireplace, a formal dining room, and a large kitchen. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with a 5-piece ensuite. A 4th bedroom, additional living room, and a second kitchenette complete the basement. Outside, enjoy multiple private sitting areas around the home with plenty of quiet areas protected from the wind. There's also a generous RV parking pad with a moveable fence—perfect for a trailer or motorhome. All this, just steps from Ball Lake, walking trails, playgrounds, and top-rated schools—an incredible opportunity in a prime location!

Built in 1987

### Essential Information

MLS® # E4433438

Price \$599,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,208
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2 Kirklees Crescent
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5H3

### Amenities

Amenities	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped,

No Back Lane, No Through Road, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	3
Zoning	Zone 25

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Listing information last updated on May 3rd, 2025 at 5:17am MDT