

# \$344,999 - 127 700 Bothwell Drive, Sherwood Park

MLS® #E4460215

## \$344,999

2 Bedroom, 2.50 Bathroom, 1,093 sqft  
Condo / Townhouse on 0.00 Acres

Strathcona Village, Sherwood Park, AB

Exciting INVESTMENT OPPORTUNITY in Strathcona Mews with tenants already in place and planning to stay. This bright 2 bedroom, 2.5 bath half-duplex offers a sought-after layout with each bedroom featuring a private ensuite and walk-in closet. The open main floor flows from kitchen to dining to living room, making it easy to enjoy. Tenants appreciate the fully fenced yard with deck for outdoor living, plus the convenience of an attached garage and extra driveway parking. Located in Sherwood Park’s Strathcona Village, close to schools, parks, shopping, and transit, this property blends strong rental appeal with long-term stability.

Built in 2005

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4460215          |
| Price          | \$344,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,093             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 127 700 Bothwell Drive |
| Area        | Sherwood Park          |
| Subdivision | Strathcona Village     |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8H 2W3                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Corner                                                                     |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                          |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Brick, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 35                |

|           |         |
|-----------|---------|
| Zoning    | Zone 25 |
| Condo Fee | \$138   |

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Listing information last updated on November 5th, 2025 at 5:17am MST