

## \$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

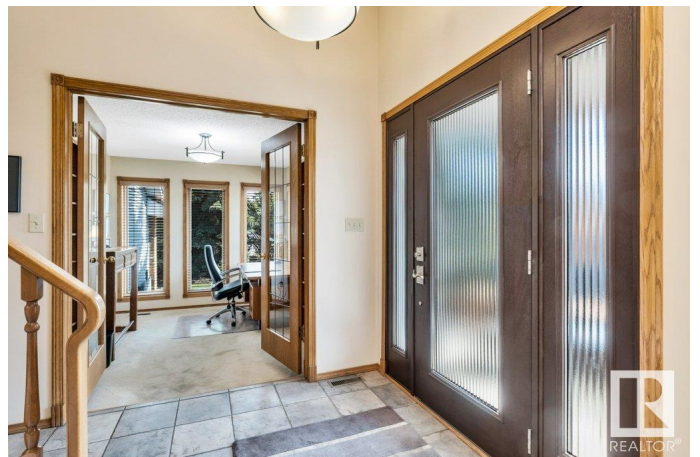
Welcome to 2 Kirklees Crescent—a well-maintained home tucked away in a quiet corner of desirable Nottingham! This spacious 2-storey offers over 2,200 sqft. of family-focused living space with 4 bedrooms and 3.5 bathrooms. The home has lots of major upgrades already completed: Pella windows (2011), cedar 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 | 6                |
| Zoning         | Zone 25          |

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Listing information last updated on May 6th, 2025 at 1:47pm MDT