

# \$399,900 - 17 201 Bothwell Drive, Sherwood Park

MLS® #E4424129

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,155 sqft  
Condo / Townhouse on 0.00 Acres

Strathcona Village, Sherwood Park, AB

Welcome to Sunrise Park, where you will find this beautifully maintained adult bungalow featuring 3 bedrooms, 3 baths, HEATED garage & LOW CONDO FEES. A spacious entry invites you in to find vaulted ceilings & bamboo flooring through the living room with cozy fireplace & dining room. The kitchen is filled with natural light and offers plenty of white cabinets, stainless steel appliances & garden doors to the SOUTH facing deck. King sized primary suite with walk in closet & 3pc ensuite. 2nd bedroom is generous in size, 4pc bath with jetted tub & laundry room compliment the functional layout. Moving downstairs to the fully finished basement you will LOVE the family sized rec room with 2nd fireplace. 3rd bedroom, 4pc bath & tons of storage finish off this meticulous home with NEW HOT WATER TANK & NEW CARPET. Awesome complex close to shopping, transit, Synergy, plus steps away from parks & trails.

Built in 2000

## Essential Information

MLS® #	E4424129
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,155
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	17 201 Bothwell Drive
Area	Sherwood Park
Subdivision	Strathcona Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2C8

### **Amenities**

Amenities	Deck, Parking-Visitor, See Remarks
Parking	Heated, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            March 5th, 2025

Days on Market      9

Zoning                Zone 25

Condo Fee            \$195

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