

## \$444,000 - 100 Bothwell Place, Sherwood Park

MLS® #E4456425

**\$444,000**

3 Bedroom, 3.5 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Strathcona Village, Sherwood Park, AB

Welcome to this beautiful 2-storey home in the highly desirable community of Strathcona Village in Sherwood Park! Situated on a spacious corner lot directly beside a park and playground, this property offers an extended backyard feel—perfect for families and outdoor enjoyment. Inside, you'll find 3 bedrooms and 3.5 bathrooms, including a spacious primary suite with a 4-piece ensuite and his & hers closets. The main floor features a cozy living room with a gas fireplace, a bright dining area, and a functional kitchen complete with brand-new dark stainless steel appliances. The fully finished basement adds versatile living space ideal for a rec room, office, or guest suite. Additional highlights include a double detached garage, a new hot water tank, and excellent proximity to transit, shopping, schools, and all other amenities Sherwood Park has to offer. This move-in-ready home blends comfort, style, and convenience in one of the area's most family-friendly neighborhoods!

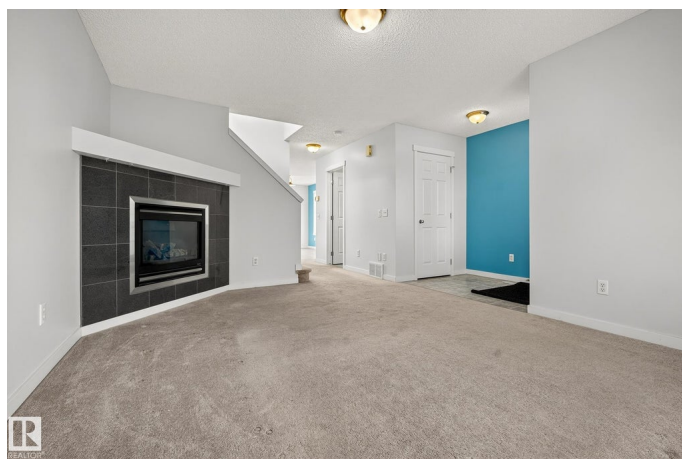
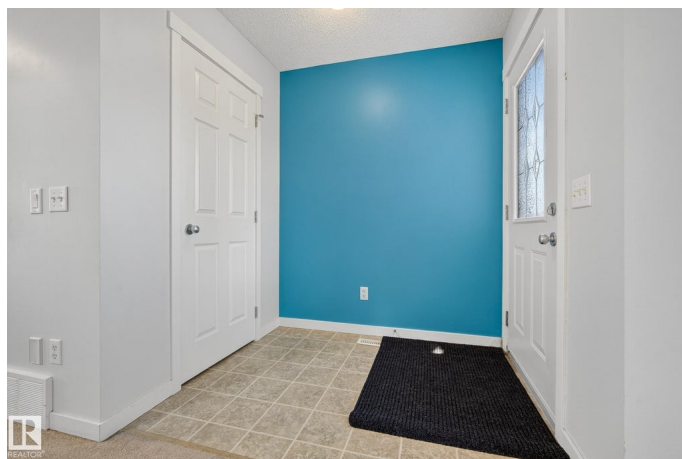
Built in 2003

### Essential Information

MLS® # E4456425

Price \$444,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,409                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 100 Bothwell Place |
| Area        | Sherwood Park      |
| Subdivision | Strathcona Village |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 2M6            |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached          |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                        |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Low Maintenance Landscape, No Through Road, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 25             |

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Listing information last updated on September 14th, 2025 at 4:32pm MDT