

## \$424,900 - 11 201 Bothwell Drive, Sherwood Park

MLS® #E4452627

### \$424,900

3 Bedroom, 3.00 Bathroom, 1,054 sqft  
Condo / Townhouse on 0.00 Acres

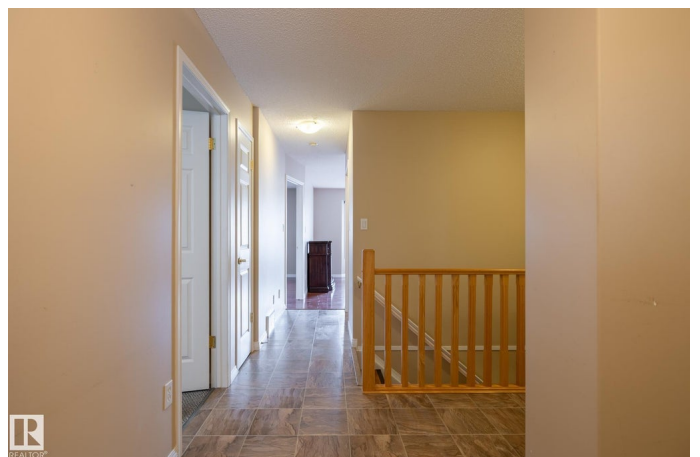
Strathcona Village, Sherwood Park, AB

Welcome to Sunrise Park, offering adult living (45+), LOW CONDO FEES & a very convenient location. The main floor offers 2 bedrooms with a 3pcs. ensuite in the primary bedroom, which is a generous size with a walk-in closet, & will easily accommodate a king bed. Featuring gorgeous ENGINEERED HARDWOOD flooring, this beautifully maintained home offers OAK KITCHEN CABINETS W/PANTRY, all NEWER KITCHEN APPLIANCES (2 yrs), MAIN FLOOR LAUNDRY, 3 BATHS, & much more. The living room with an ELECTRIC FIREPLACE overlooks the GORGEOUS EAST FACING DECK complete with a LARGE GAZEBO, while the SUNROOM offers another great place for your morning coffee. The basement is FULLY FINISHED with a spacious living room, a 3 pcs. bath and is perfect for your guests, offering a spacious bedroom equipped with DOUBLE CLOSETS, and a wall unit. Other features include, plenty of STORAGE SPACE, BUILT-IN VACUUM, & CLOSE TO ALL AMENITIES.

Built in 2000

### Essential Information

MLS® #	E4452627
Price	\$424,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,054
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	11 201 Bothwell Drive
Area	Sherwood Park
Subdivision	Strathcona Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2C8

### Amenities

Amenities	Closet Organizers, No Animal Home, No Smoking Home, Sunroom, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Public Transportation
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	WOODBIDGE FARM
Middle	CLOVER BAR JR H
High	SALISBURY COMP

### **Additional Information**

Date Listed	August 11th, 2025
Days on Market	4
Zoning	Zone 25
Condo Fee	\$157

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Listing information last updated on August 14th, 2025 at 10:02pm MDT