

# **\$229,900 - 104 801 Bothwell Drive Drive, Sherwood Park**

MLS® #E4432970

**\$229,900**

3 Bedroom, 1.50 Bathroom, 1,220 sqft  
Condo / Townhouse on 0.00 Acres

Strathcona Village, Sherwood Park, AB

**3-BEDROOM TOWNHOUSE IN PRIME LOCATION** – Great for First-Time Buyers or Investors! This 3-bedroom townhouse offers 1,220 sq. ft. of living space, featuring a large living room and a bright kitchen and dining area with patio doors leading to the backyard patio. Main floor laundry for added convenience. Upstairs, you’ll find three good-sized bedrooms, perfect for families or shared living. Conveniently located close to all amenities, walking distance to stores and restaurants, and just steps from public transit. Option to join a rental pool, with current tenants open to staying – making it a great investment with immediate rental income potential. Ideal for first-time buyers or anyone looking to expand their portfolio! whether you’re looking to settle in or expand your portfolio, this townhouse checks all the boxes!

Built in 2002

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4432970  |
| Price          | \$229,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,220     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2002              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 104 801 Bothwell Drive Drive |
| Area        | Sherwood Park                |
| Subdivision | Strathcona Village           |
| City        | Sherwood Park                |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T8H 2L1                      |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Stall                           |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 25          |
| Condo Fee      | \$316            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 9:02am MDT