

## \$449,900 - 336 Bothwell Drive, Sherwood Park

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MLS® #E4452834

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,403 sqft

Single Family on 0.00 Acres

Strathcona Village, Sherwood Park, AB

Welcome to 336 Bothwell Drive in the heart of Sherwood Park! This charming 2-storey offers 4 bedrooms, 3.5 baths, and a heated double detached garage. The bright main floor features a spacious living room, functional kitchen, and dining area overlooking the backyard. Upstairs, the primary suite includes a private ensuite, with two additional bedrooms and a full bath. The finished basement adds a 4th bedroom, full bath, and versatile rec space. Enjoy a private, fully decked yard, perfect for relaxing or entertaining. Steps to schools, parks, and playgrounds, and minutes to Broadmoor Lake Park, Festival Place, Sherwood Park Mall, and trails. Experience the best of the Sherwood Park lifestyle – a welcoming community with small-town charm, modern amenities, and year-round activities.



Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452834  |
| Price          | \$449,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,403     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2003                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 336 Bothwell Drive |
| Area        | Sherwood Park      |
| Subdivision | Strathcona Village |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 2M7            |

### Amenities

|           |                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                                                                                                                       |

### Interior

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

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                           |

**Additional Information**

Date Listed            August 14th, 2025  
Days on Market      5  
Zoning                Zone 25

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