

# \$249,900 - 206 801 Bothwell Drive, Sherwood Park

MLS® #E4452350

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,228 sqft  
Condo / Townhouse on 0.00 Acres

Strathcona Village, Sherwood Park, AB

Great condo in Kensington Estates featuring brand-new gleaming vinyl plank flooring, updated LED lighting, fresh paint, a new hood fan, new smoke detectors, and more! In the past 5 years, updates have also included appliances, a newer hot water tank, and other thoughtful touches. This 3-bedroom, 1.5-bathroom home offers comfort, style, and convenience, complete with a tandem parking stall. Located within walking distance to shopping, dining, and public transit—this is the perfect place to call home!

Built in 2002

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4452350          |
| Price          | \$249,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,228             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 206 801 Bothwell Drive |
| Area        | Sherwood Park          |
| Subdivision | Strathcona Village     |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8H 2L1                |

## Amenities

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

## Interior

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

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 10                |
| 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 August 21st, 2025 at 5:17am MDT