# \$499,000 - 11 Coachman Way, Sherwood Park

MLS® #E4438164

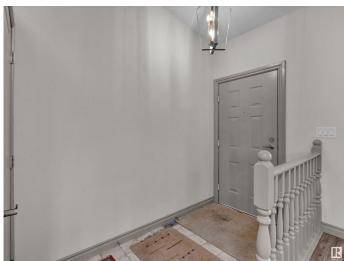
#### \$499,000

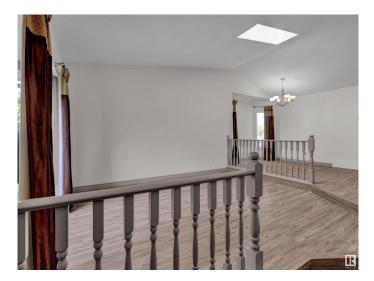
4 Bedroom, 3.00 Bathroom, 1,268 sqft Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

Discover exceptional family living at 11 Coachman Way in desirable Sherwood Park! This beautifully maintained split-level home offers approximately 1268 sq ft (117.8 mÅ<sup>2</sup>), 4 bedrooms (3 above grade), and 3 full bathrooms. The heart of the home is the stunningly upgraded kitchen, featuring rich dark cabinetry, sleek quartz countertops, stainless steel appliances, a functional island with pendant lighting, and modern pot lights. Bright and inviting, the main living area boasts fresh neutral paint, durable laminate flooring, and a large bay window that floods the space with natural light. Enjoy distinct living zones perfect for family life, including a cozy lower-level family room complete with a charming fireplace. Outside, find mature landscaping and the convenience of a double attached garage. Located in a family-friendly community renowned for excellent schools, parks, extensive walking trails, and easy access to shopping.







Built in 1986

#### **Essential Information**

MLS® #	E4438164
Price	\$499,000
Bedrooms	4
Bathrooms	3.00

3
1,268
0.00
1986
Single Family
Detached Single Family
Bungalow
Active

## **Community Information**

Address	11 Coachman Way
Area	Sherwood Park
Subdivision	Clover Bar Ranch
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1C5

## Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### 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
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

#### **Additional Information**

Date ListedMay 23rd, 2025Days on Market10ZoningZone 25

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 June 2nd, 2025 at 11:48am MDT