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

MLS® #E4438164

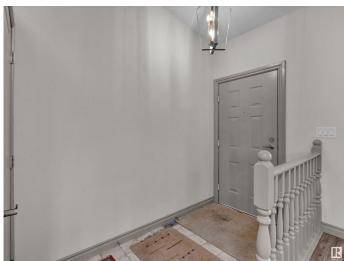
#### \$499,000

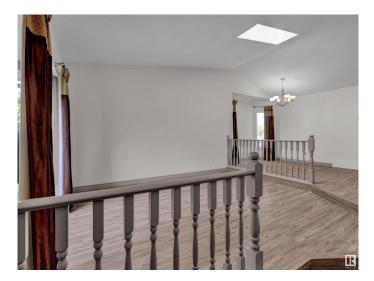
4 Bedroom, 3.00 Bathroom, 1,268 sqft Single Family on 0.00 Acres

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<br>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 Market25ZoningZone 25

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Listing information last updated on June 17th, 2025 at 8:02pm MDT