

# \$599,000 - 55 Coachman Way, Sherwood Park

MLS® #E4445987

## \$599,000

4 Bedroom, 3.00 Bathroom, 1,343 sqft  
Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

Very well kept 4 level split family home. Total of 4 bedrooms and 3 bathrooms. Bright and open concept on the main floor with front living room and formal dining area as you walk in. Kitchen has an island and break fast nook facing out towards the yard. Primary bedroom features a 3 piece ensuite and walk-in closet. Down from the kitchen to the 3rd level is the 2nd living room with large windows, BI shelving and natural gas fireplace. Also a 3 piece bathroom, bedroom and laundry. The fourth level isa rec area with another natural gas fureplace and plenty of storage. Upgrades include shingles (2020), Lux windows (2021) and water tank (2018). Fully fenced mature and landscaped yard with covered deck, shed, RV parking and a double attached heated and insulated garage.

Built in 1988

### Essential Information

MLS® #	E4445987
Price	\$599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,343
Acres	0.00
Year Built	1988



Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	55 Coachman Way
Area	Sherwood Park
Subdivision	Clover Bar Ranch
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1B8

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached, Heated, Insulated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplaces	Brick Facing, Corner, See Remarks
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	2

## Zoning

## Zone 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 July 6th, 2025 at 10:17am MDT