

# \$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 mÂ²), 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      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,268                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | 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                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 23rd, 2025

Days on Market                25

Zoning                            Zone 25

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Listing information last updated on June 16th, 2025 at 10:02pm MDT