

\$557,000 - 85 Coachman Way, Sherwood Park

MLS® #E4437647

\$557,000

4 Bedroom, 2.50 Bathroom, 2,169 sqft
Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

Warm and inviting, spotless and well maintained, this 4 bedroom 2170 sq.ft. 2 storey home is looking for a new family. Located in a central quiet established neighborhood, this home boasts soaring vaulted ceilings and spacious open floor plan with a huge living room dining area. Gleaming hardwood floors, interior has been Recently painted. Upgrades include newer shingles, furnace, AC, all newer windows and garden doors, all poly B has been removed. Gemstone lighting on the exterior, Loads of room for a growing family with 3 Bedrooms upstairs and a main floor den/ 4th bedroom. Large kitchen opens to a dinette, large family room and a huge nicely landscaped backyard with deck to enjoy numerous quiet evenings to come (plus there is natural gas to BBQ). Oversized heated and insulated garage is 22' x 21'

Built in 1988

Essential Information

MLS® #	E4437647
Price	\$557,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,169
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	85 Coachman Way
Area	Sherwood Park
Subdivision	Clover Bar Ranch
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8M 1M3

Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling
Parking	Double Garage Attached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Lakeland Ridge
Middle	FR HAYTHORNE
High	Arch Bishop Jordan

Additional Information

Date Listed	May 21st, 2025
Days on Market	27
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 June 17th, 2025 at 2:02am MDT