

# \$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                4

Zoning                              Zone 25

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