

## **\$569,707 - 9 Coachman Court, Sherwood Park**

MLS® #E4435815

**\$569,707**

4 Bedroom, 3.00 Bathroom, 1,215 sqft  
Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

You'll LOVE this beautifully renovated home in Sherwood Park! Located in a quiet cul-de-sac in the desirable community of Cloverbar Ranch. An easy walk to the pond & awesome spray park! This beauty offers a lovely layout with 2428 square feet of total living space. Large front living room with vaulted ceilings, faux stone & an open dining area. **BRIGHT & BEAUTIFUL KITCHEN!** White cabinetry, coffee bar, stainless steel appliances & gorgeous Quartz countertops. Total of 4 bedrooms with California closets and 3 renovated bathrooms. Family room with cozy wood-burning fireplace & lower level laundry room. Impeccably maintained over the years with newer windows & exterior doors, central A/C, new hot water tank, paint, shutters and some modern light fixtures. **BIG WEST FACING BACKYARD!** Interlocking stone patio, pergola & mature trees for added privacy. Double attached garage and super curb appeal! Close to schools, transit shopping and more! See this beauty today! Visit REALTOR® website for more information.

Built in 1987

### **Essential Information**

MLS® #	E4435815
Price	\$569,707



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,215
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	9 Coachman Court
Area	Sherwood Park
Subdivision	Clover Bar Ranch
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1B7

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing, See Remarks
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 10th, 2025
Days on Market	2
Zoning	Zone 25

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