

\$547,000 - 85 Coachman Way, Sherwood Park

MLS® #E4437647

\$547,000

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 | \$547,000 |
| 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

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|------------|--------------------|
| Elementary | Lakeland Ridge |
| Middle | FR HAYTHORNE |
| High | Arch Bishop Jordan |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 53 |
| Zoning | Zone 25 |

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Listing information last updated on July 13th, 2025 at 7:47am MDT