

## \$574,702 - 7 Coachman Place, Sherwood Park

MLS® #E4441285

**\$574,702**

3 Bedroom, 2.50 Bathroom, 1,819 sqft

Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

THE SECOND YOU WALK IN; IT FEELS LIKE HOME... MASSIVE LOT....EVER WANTED A DRIVEWAY YOU CAN FIT AN RV?.....NEW ROOF/FURNACE/HOT WATER TANK/ TRIPLE PANE WINDOWS + ....TUCKED IN A CUL DE SAC.....~!WELCOME HOME!~ Curb appeal hits the buttons, classic entrance with living room on your left, back entrance/laundry on your right. Towards the back you'll find the den/flex/dinning room... at the back is the HEART of the home. Bright kitchen with total function, perfect dinette and the sunken family room with the wood burning fireplace to warm up when we need it;) Upper has 3 bedrooms, 2 bathrooms, and just the right amount of space! Now... HE YARD IS EPIC... the newer deck (its actually forever deck:) has an awning installed/all this faces south and lets you view privacy at its finest - there are tiered gardens, raised beds, a storage shed and the love that went into this place...Basement is unspoiled.. and ready for your magic touches!

Built in 1989

### Essential Information

MLS® # E4441285

Price \$574,702

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,819                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 Coachman Place |
| Area        | Sherwood Park    |
| Subdivision | Clover Bar Ranch |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 1C1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Brick Facing                                                                                              |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Partially Finished                                                                                  |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                         |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 25        |

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Listing information last updated on June 16th, 2025 at 2:48pm MDT