

## \$550,000 - 47 Coachman Way, Sherwood Park

MLS® #E4463323

**\$550,000**

4 Bedroom, 3.50 Bathroom, 1,860 sqft

Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

This spacious 1860 sq ft corner-lot home is nestled in the quiet, established community of Clover Bar Ranch and offers exceptional comfort and functionality for family living. The main floor welcomes you with a bright living room, open dining area, and large kitchen featuring stainless steel appliances, a gas cooktop, and plenty of storage. A cozy sunken family room with built-in shelving provides the perfect spot to relax or enjoy movie nights. Upstairs, the primary suite includes a walk-in closet with custom organization and ensuite, while two additional bedrooms and a full bath offer great family space. The finished basement boasts 9 ft ceilings, a large rec room, oversized storage, an extra bedroom, and a full bath. Enjoy a south-facing yard with an oversized deck—ideal for entertaining. Complete with air conditioning, heated double garage, new roof (2024), newer hot water tank, and hardwired security system, this home combines space, comfort, and convenience in an unbeatable location.

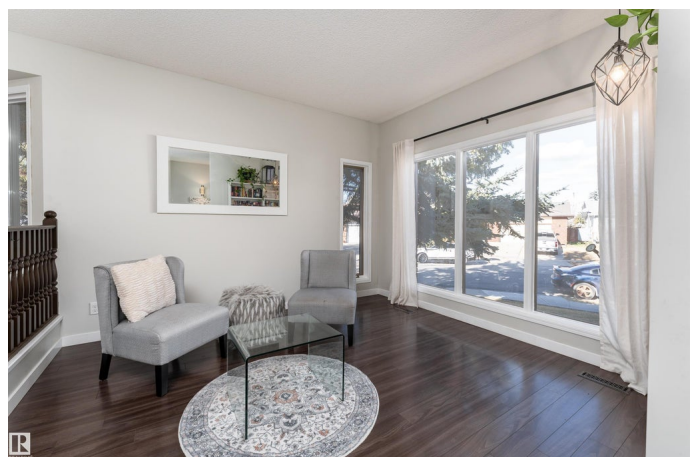
Built in 1988

### Essential Information

MLS® # E4463323

Price \$550,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,860                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 47 Coachman Way  |
| Area        | Sherwood Park    |
| Subdivision | Clover Bar Ranch |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 1C2          |

### Amenities

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                       |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Gas, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                          |
| Fireplaces        | Insert                                                                                                                                                       |
| Stories           | 2                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                               |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Brick, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                         |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Holy Spirit Catholic       |
| Middle     | Clover Bar Junior High     |
| High       | Archbishop Jordan Catholic |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 25            |

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Listing information last updated on October 26th, 2025 at 6:47am MDT