

## \$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 5

Zoning Zone 25

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Listing information last updated on May 15th, 2025 at 3:02am MDT