

## \$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**

Elementary	Lakeland Ridge
Middle	FR HAYTHORNE
High	Arch Bishop Jordan

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	47
Zoning	Zone 25

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Listing information last updated on July 7th, 2025 at 8:17am MDT