

## \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 3:17pm MDT