

## \$565,000 - 17 Catalina Drive, Sherwood Park

MLS® #E4456352

**\$565,000**

4 Bedroom, 3.50 Bathroom, 1,923 sqft

Single Family on 0.00 Acres

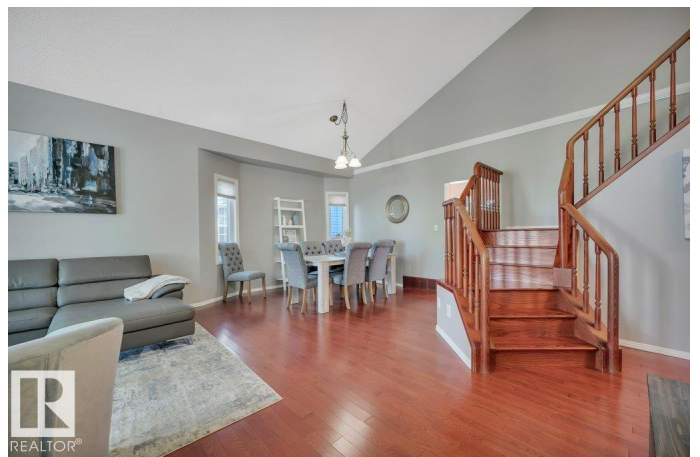
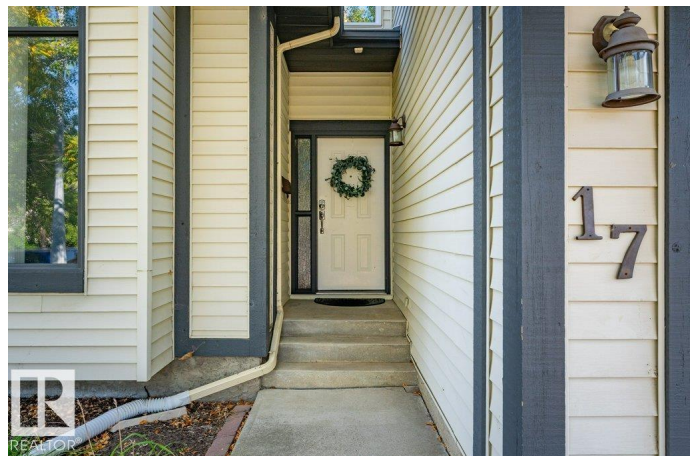
Clover Bar Ranch, Sherwood Park, AB

This IMMACULATE family home in Clover Bar Ranch sits on a quiet street and offers AC, 4 bedrooms & 3.5 baths. A welcoming foyer opens to vaulted ceilings and hardwood floors that flow through the bright living and dining rooms. The spacious kitchen features ample cabinetry and overlooks the breakfast nook & cozy family room with fireplace. A guest bath & laundry complete the main level. Upstairs, hardwood continues into the king-sized primary retreat with luxurious ensuite featuring a soaker tub. Two generous bedrooms & a 4pc bath complete the upper level. The fully finished basement offers a large rec room, den, 4th bedroom with ensuite & plenty of storage. Outside, LOVE the private fenced yard with mature trees and an entertaining-sized deck plus irrigation system. Updates include furnace, plumbing lines & fresh paint! All just steps from parks, trails, schools, shopping & restaurants—this is the family home you’ve been waiting for!

Built in 1991

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456352  |
| Price     | \$565,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,923                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17 Catalina Drive |
| Area        | Sherwood Park     |
| Subdivision | Clover Bar Ranch  |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8H 1R2           |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, Deck, Sprinkler Sys-Underground |
| Parking   | Double Garage Attached                           |

### Interior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                           |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                                                |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

|              |                                       |
|--------------|---------------------------------------|
|              | Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                      |
| Construction | Wood, Vinyl                           |
| Foundation   | Concrete Perimeter                    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 10                  |
| 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 September 15th, 2025 at 4:02pm MDT