

\$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.

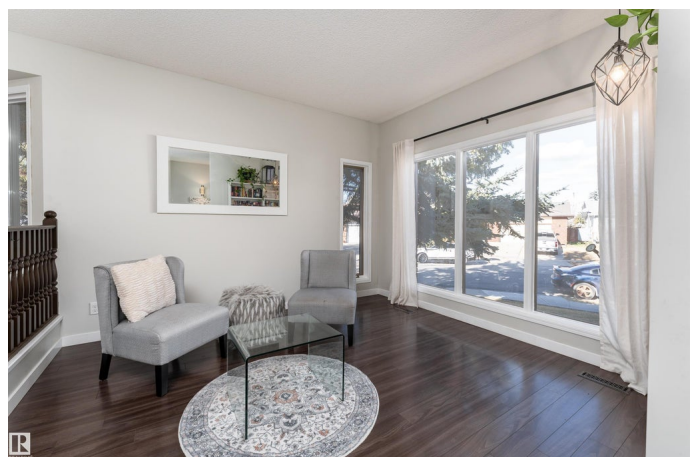
Built in 1988

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

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 October 26th, 2025 at 9:17am MDT