

## \$699,000 - 1 Coachman Place, Sherwood Park

MLS® #E4442247

**\$699,000**

4 Bedroom, 3.00 Bathroom, 1,561 sqft

Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

One-of-a-kind bungalow perfectly positioned on a quiet cul-de-sac in the prestigious Clover Bar Ranch. Welcome to 1 Coachman Place—a fully renovated, turn-key home that blends style, function, and location. From the moment you enter, you're greeted with a sun-filled open-concept living and dining space framed by oversized windows. The kitchen offers a generous island, full pantry, and seamless flow to the cozy family room with gas fireplace. Sliding patio doors lead to a private deck and a massive, south-facing backyard—ideal for summer entertaining. The main floor features a spacious primary suite with walk-in closet and 3-piece ensuite, plus two additional bedrooms and a full bath. The fully finished basement impresses with one more bedroom and flex space, a full bathroom, wet bar, expansive living and family areas, and dedicated laundry. Tucked away yet incredibly connected, enjoy quick access to transit, Sherwood Dr, Yellowhead Trail, and just minutes to schools, parks, and Sherwood Park Mall.

Built in 1988

### Essential Information

MLS® # E4442247

Price \$699,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,561                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1 Coachman Place |
| Area        | Sherwood Park    |
| Subdivision | Clover Bar Ranch |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 1C1          |

### **Amenities**

|           |                            |
|-----------|----------------------------|
| Amenities | Deck, Front Porch, Wet Bar |
| Parking   | Double Garage Attached     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, Treed Lot, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 25         |

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Listing information last updated on June 15th, 2025 at 9:47pm MDT