

\$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

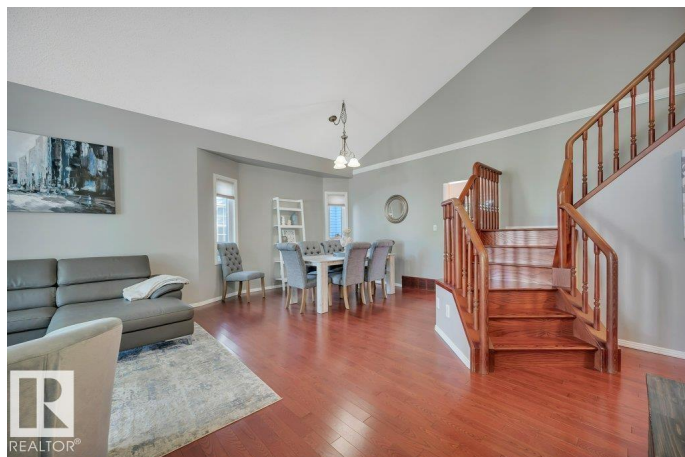
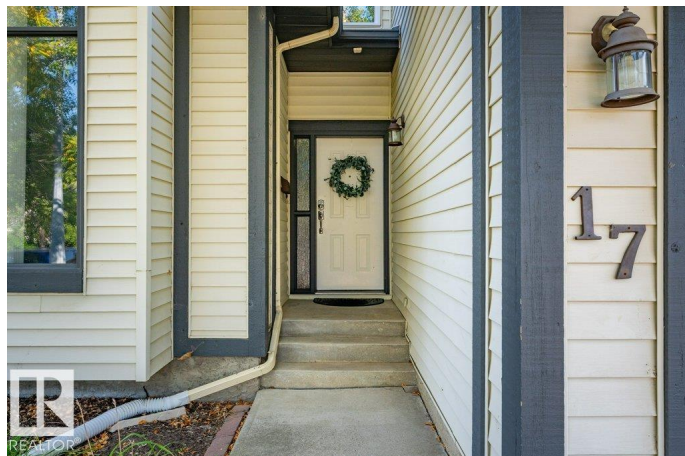
Clover Bar Ranch, Sherwood Park, AB

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 & restaurantsâ€”this is the family home youâ€™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 13
Zoning Zone 25

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Listing information last updated on September 18th, 2025 at 11:47am MDT