

## **\$653,000 - 1 Coachman Place, Sherwood Park**

MLS® #E4452756

**\$653,000**

5 Bedroom, 3.00 Bathroom, 1,578 sqft

Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

It simply doesn't get ANY better than this! What a stunning home perfectly situated on a quiet Cul-De-Sac. Welcome to 1 Coachman Place, located in a highly sought-after neighbourhood in Clover Bar Ranch. Fully turn-key. Completely renovated Top to Bottom. Walking into this home you are greeted by bright and open living room/dining room with large windows, spacious kitchen with island & pantry, Family room with gas fireplace. Walk out from the family room through sliding glass doors to the privacy of your own deck with huge backyard where you can enjoy those nice summer nights. The Master bedroom features a 3-piece ensuite & walk-in closet, 2 more spacious bedrooms & 4pc bathroom complete this level. Fully Finished Basement with 2 Bedrooms, Wet Bar, Full Bathroom, Large Living Room, Large Family Room and Laundry. Easy access to Transit service, Sherwood Dr, Yellowhead Hwy & Sherwood Park Mall being just 4 min away from your home! Amazing proximity to the Schools & Park. Some photos are virtually staged

Built in 1988

### **Essential Information**

MLS® # E4452756

Price \$653,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,578                  |
| 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 | Bar, 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                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Brick, Stucco                |
| Exterior Features | Corner Lot, Cul-De-Sac, Landscaped |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Brick, Stucco                |
| Foundation        | Concrete Perimeter                 |

**Additional Information**

Date Listed            August 13th, 2025  
Days on Market       3  
Zoning                 Zone 25

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