

\$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

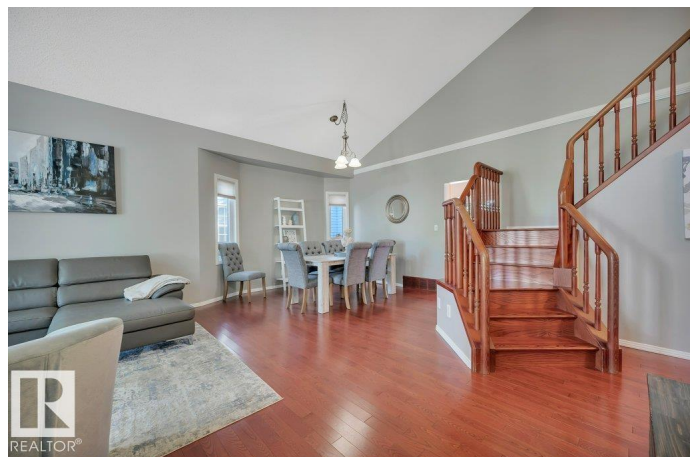
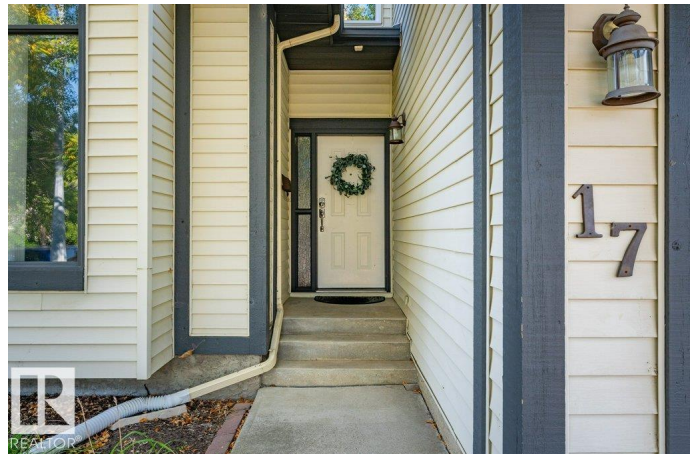
Clover Bar Ranch, Sherwood Park, AB

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
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 5th, 2025 at 3:32pm MDT