

\$509,000 - 109 Catalina Drive, Sherwood Park

MLS® #E4432649

\$509,000

3 Bedroom, 2.00 Bathroom, 1,359 sqft

Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

Perfect starter home in the community of Clover Bar Ranch! As you enter you are greeted by a large living room and dining room with vaulted ceilings, featuring upgraded luxury vinyl plank floors and new entry tile. At the rear of the home is a large eat-in kitchen with lots of cupboard space, an island, pantry, and direct access to the rear deck and yard. Upstairs you will find 3 good sized bedrooms and two full bathroom. The primary bedroom has a dual closets with organizers and an ensuite. The third level and basement are huge unfinished spaces with loads of potential, and roughed in plumbing for a third bath. Many upgrades to the property include vinyl plank 2020, sump pump & shingles 2017, hot water tank 2022, all poly-B plumbing replaced in 2022, and furnace and humidifier in 2024. The backyard is fenced and landscaped with a large deck. It has a great location close to schools, parks, close to amenities and quick access to the Yellowhead. This is a great home for a first time home buyer! A must see

Built in 1994

Essential Information

MLS® # E4432649

Price \$509,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,359
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	109 Catalina Drive
Area	Sherwood Park
Subdivision	Clover Bar Ranch
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1T3

Amenities

Amenities	Vaulted Ceiling
Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 24th, 2025
Days on Market 5
Zoning Zone 25

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