

## \$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       9  
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 May 3rd, 2025 at 6:47pm MDT