

# \$474,900 - 80 Cactus Way, Sherwood Park

MLS® #E4438059

## \$474,900

3 Bedroom, 3.00 Bathroom, 1,097 sqft  
Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

This beautifully maintained 3 bed, 3 bath air-conditioned home offers wheelchair access and an open-concept entrance with soaring vaulted ceilings and gleaming hardwood floors. Fresh paint throughout adds a crisp, modern touch. The spacious living room features a cozy gas fireplace, while the sunny kitchen opens onto a covered patio and private yard, perfect for entertaining. The primary suite includes a walk-in closet and a 3-piece ensuite. An oversized enclosure offers endless possibilities—hobby room, gym, or extra storage! Complete with a double garage, RV parking, and located in a great neighborhood, this home checks all the boxes!



Built in 1998

### Essential Information

MLS® #	E4438059
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,097
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family

Style	Bi-Level
Status	Active

### Community Information

Address	80 Cactus Way
Area	Sherwood Park
Subdivision	Clover Bar Ranch
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1T2

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached, Heated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	25

## Zoning

## Zone 25

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