

## \$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      10  
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 4th, 2025 at 12:17am MDT