

\$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 8
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 1st, 2025 at 10:47pm MDT