

## \$499,800 - 16 Cimmaron Way, Sherwood Park

MLS® #E4438215

**\$499,800**

4 Bedroom, 2.50 Bathroom, 1,174 sqft

Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

This well-maintained and super clean 4-level split home awaits you! You will love the bright living room with vaulted ceiling which is open to the dining area. The spacious kitchen has stainless steel appliances & tons of counter/storage space & can accommodate a dining table or an island! You can access the party size deck from the kitchen. Enjoy the private backyard with the oversize double garage & additional driveway parking! The second level of this home has the roomy primary bedroom with 3-pc en-suite! The 2nd and 3rd bedroom + full bathroom complete this level. The 3rd level has a huge family room with brick surround wood fireplace, and a 4th bedroom + a laundry room with 2-pc bathroom. This home is 3 mins drive to shopping, schools, parks & other amenities. Added features: 5 yr old shingles, Central AC, Central Vacuum system, Sprinkler system, 2 yrs Furnace, newly painted, 3 yrs Washer/Dryer, Elec stove, and deck. Main floor has laminate floors. Perfect family home!

Built in 1990

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4438215  |
| Price    | \$499,800 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,174                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16 Cimmaron Way  |
| Area        | Sherwood Park    |
| Subdivision | Clover Bar Ranch |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 1C7          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | See Remarks                        |
| Parking Spaces | 5                                  |
| Parking        | Double Garage Detached, RV Parking |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                               |
| Fireplaces        | Brick Facing                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 25        |

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Listing information last updated on June 8th, 2025 at 1:02am MDT