

## \$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	25
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 June 17th, 2025 at 12:02pm MDT