

\$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 |

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Listing information last updated on June 17th, 2025 at 4:17am MDT