

\$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
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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 5:32am MDT