

\$429,998 - 7 Canyon Drive, Sherwood Park

MLS® #E4451887

\$429,998

4 Bedroom, 2.50 Bathroom, 1,973 sqft
Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

Tucked away on a quiet street in Cloverbar Ranch this fully finished 2-storey offers 1,973sq ft of living space with 4 bedrooms UP! The main floor features a bright front family room, dedicated dining area, and a spacious kitchen with loads of cabinet space. Just off the kitchen is the living room with a wood-burning fireplace, perfect for relaxed evenings. Youâ€™ll also find main floor laundry, a 2-pc bath that complete this level. Upstairs, the primary bedroom includes a 4-piece ensuite and large closet, while the other three bedrooms are well-sized and share a second full bathroom. The basement is fully finished with a large rec room, theater area, and plenty of storage. The backyard offers mature trees, lots of green space, and room to play or garden. Close to schools, parks, and all the amenities you need, this is a great opportunity in a quiet, family-friendly neighbourhood.

Built in 1990

Essential Information

MLS® #	E4451887
Price	\$429,998
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,973
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7 Canyon Drive
Area	Sherwood Park
Subdivision	Clover Bar Ranch
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1N2

Amenities

Amenities	Deck, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Concrete, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Wood

Additional Information

Date Listed August 8th, 2025

Days on Market 3

Zoning Zone 25

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