

## \$539,900 - 73 Cactus Way, Sherwood Park

MLS® #E4435043

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,786 sqft

Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

Welcome to this beautifully updated 1,779 sq ft home featuring 3+1 bedrooms and 3.5 bathrooms. Recently updated, this home offers a fresh, modern feel with new vinyl plank and hardwood flooring throughout. The main floor boasts two spacious living areas, a dedicated office, convenient laundry room, and a 2-piece bath—all freshly painted and move-in ready. The kitchen has been refreshed with an open lay out, ideal for everyday living and entertaining. Upstairs, you'll find two generously sized bedrooms, a stylish 3-piece bathroom, and a spacious primary suite complete with his-and-hers closets and a stunning 5-piece ensuite. The fully finished basement includes a fourth bedroom, another full bath with a walk-in shower, a large rec space, and the utility room. Enjoy year-round comfort with central A/C and a water softener. The insulated double garage keeps your vehicles warm in winter, while the charming front porch is the perfect spot for morning coffee or evening chats.

Built in 1993

### Essential Information

MLS® # E4435043

Price \$539,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,786
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	73 Cactus Way
Area	Sherwood Park
Subdivision	Clover Bar Ranch
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1T2

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Tub, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

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

**School Information**

Elementary	Lakeland Ridge
Middle	Lakeland Ridge
High	Salisbury Comp

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	3
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 May 10th, 2025 at 1:02am MDT