

Courtesy Of Rod F Thompson Of Method Realty

\$599,000 - 49 Cimmaron Way, Sherwood Park

MLS® #E4430209

\$599,000

4 Bedroom, 3.00 Bathroom, 1,412 sqft
Single Family on 0.00 Acres

Clover Bar Ranch, Sherwood Park, AB

LAKE VIEW ~ WHEELCHAIR ACCESSIBLE -
Imagine sitting on the front porch on a quiet street, looking over the water and watching the birds. Sounds a bit made up, but not in this case! This home gives you all of that and more. Designed with mobility in mind, this fully accessible wheelchair home comes with a rear attached garage with a ramp leading in the home, wide hallways and no carpet. So if mobility is an issue, then this home might be ideal. As important as accessibility is, comfort and style are important too. This home sits facing the lake and the park, and provides gorgeous views year round. Inside you have vaulted ceilings in the living room and kitchen, four bedrooms, and a spacious family and rec room in the lower level. The back deck offers a bit of paradise as well. Overlooking a lovely rock and water garden with a maintenance free pergola offering shade. It's an amazing space to relax, listen to the water and hang out with family and friends. A true gem and we can't wait for you to see it!



Built in 1990

Essential Information

MLS® #	E4430209
Price	\$599,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,412
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	49 Cimmaron Way
Area	Sherwood Park
Subdivision	Clover Bar Ranch
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1N4

Amenities

Amenities	Deck
Parking	Double Garage Detached, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Lake Access Property, Public Transportation, Schools, Shopping Nearby, View Lake, Waterfront Property
Roof	Asphalt Shingles

Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed April 10th, 2025
Days on Market 3
Zoning Zone 25

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