

\$505,000 - 84 Catria Point(e), Sherwood Park

MLS® #E4426554

\$505,000

3 Bedroom, 2.50 Bathroom, 1,564 sqft

Single Family on 0.00 Acres

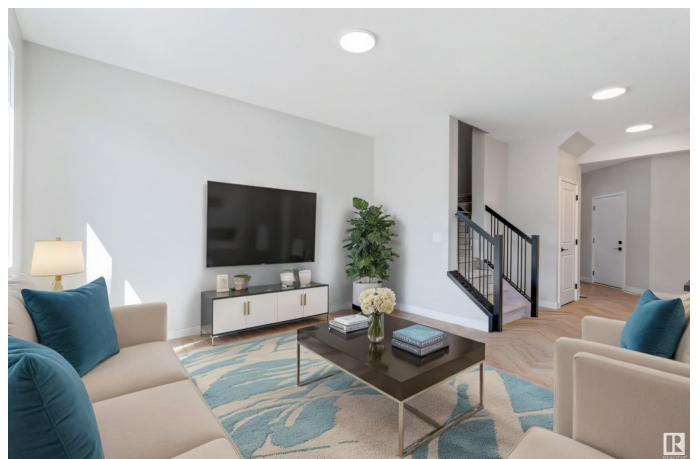
Cambrian, Sherwood Park, AB

Steps away from CAMBRIAN PLAYGROUND in the NEW community of Cambrian, you will find this 1565sqft, 2 Storey home featuring 3 bdrms, 2.5 baths & DOUBLE garage. The "Neo Classical" design style & The Landon layout will WOW you as soon as you enter the spacious entrance that leads to the open concept main level with a stylish kitchen that offers plenty of cabinets, pantry & quartz island that over looks the dining & living area. Moving upstairs you will find a king sized primary suite with WI closet & 5pc ensuite. 2 bdrms are both generous in size, a 4pc bath & flex room - perfect for an office or games area, compliment this stylish home! Separate side entrance & RI for future basement suite, makes for awesome income potential! Close to parks, playgrounds & 8kms of ravine trails through Oldman Creek, it will also be the home to future schools & shopping PLUS easy access to Henday! Photos may not reflect the exact home for sale, as some are virtually staged or show design selections.

Built in 2025

Essential Information

| | |
|----------|-----------|
| MLS® # | E4426554 |
| Price | \$505,000 |
| Bedrooms | 3 |



| | |
|----------------|---------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,564 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 84 Catria Point(e) |
| Area | Sherwood Park |
| Subdivision | Cambrian |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 0B0 |

Amenities

| | |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------|
| Elementary | Westboro |
| Middle | Clover Bar |
| High | Salisbury |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 16 |
| 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 April 5th, 2025 at 12:02am MDT