

## \$490,000 - 76 Catria Point(e), Sherwood Park

MLS® #E4424290

**\$490,000**

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 "Ethereal Zen" 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® #	E4424290
Price	\$490,000
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	76 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Z7

### **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 JR
High	Salisbury

## Additional Information

Date Listed	March 6th, 2025
Days on Market	6
Zoning	Zone 25

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Listing information last updated on March 12th, 2025 at 6:47pm MDT