

## **\$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	30
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 19th, 2025 at 11:17am MDT