

## \$479,900 - 64 Catria Point(e), Sherwood Park

MLS® #E4424663

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,457 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

You are going to LOVE The Talo, by Rohit - located in the Community of Cambrian. This 1448 sqft, 2 Storey duplex offers 3 bedrooms, 2.5 baths & DOUBLE GARAGE. The "Ethereal Zen" design style 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. Guest bath at the back entrance that features a BI bench. Moving upstairs you will find a king sized primary suite featuring a WI closet & 4pc ensuite. 2 bedrooms are both generous in size, a 4pc bath, flex room & laundry compliment this elegant home! SIDE ENTRANCE & RI for potential BASEMENT SUITE! RELAX in the private yard or EXPLORE what Cambrian has to offer, from the multiple parks, playgrounds, dog park, to 8kms of ravine trails through Oldman Creek! Photos may not reflect the exact home for sale, as some are virtually staged or show design selections.



Built in 2025

### Essential Information

MLS® #	E4424663
Price	\$479,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,457
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	64 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 Detached

### **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	Back Lane, 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 5th, 2025
Days on Market	46
Zoning	Zone 25

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Listing information last updated on April 20th, 2025 at 3:32pm MDT