

## **\$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**

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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          |

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Listing information last updated on April 19th, 2025 at 12:47pm MDT