

\$656,145 - 81 Catria Point(e), Sherwood Park

MLS® #E4457951

\$656,145

4 Bedroom, 3.00 Bathroom, 2,293 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

A stunning open to above plan with soaring high ceiling height in the great room offers optimal lighting and a spacious feel throughout. Melamine shelving throughout, with a convenient bench seat with shelves & hooks in the mud room for added practicality. Cabinets to the ceiling with soft-close drawers and doors for seamless storage. Upgraded quartz countertops throughout. Two Storey Electric fire and ice linear fireplace in the great room with timer & color control. Elegant railing with metal spindles offers optimal lighting and a spacious feel throughout. Large second floor laundry includes convenient shelves. Luxurious 5-piece ensuite with dual sinks, standing shower with tiled walls, and a free-standing tub. Main bathroom comes with fully tiled bathtub. Enjoy Smart home technology system (Smart Home Hub), smart thermostat, video door and smart keyless lock with touch screen. Photos representative.



Built in 2025

Essential Information

MLS® #	E4457951
Price	\$656,145
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,293
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	81 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2B8

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Level Land, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 16th, 2025

Days on Market 1

Zoning Zone 25

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