

\$629,900 - 77 Catria Point(e), Sherwood Park

MLS® #E4451496

\$629,900

3 Bedroom, 2.50 Bathroom, 2,486 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

*Main floor flex room functions as a den/Office/arts and crafts room/playroom.
*Melamine shelving throughout, with a convenient bench seat with shelves & hooks in the mudroom for added practicality. *Open concept kitchen, living room and dining area on the main floor. *Cabinets to the ceiling with self-closing drawers and doors for seamless storage. *Upgraded quartz countertops throughout. *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. *Luxurious 5-piece ensuite with dual sinks, standing shower with tiled walls, and a free-standing tub. *Large second floor laundry includes convenient shelves. *Main bathroom comes with fully tiled bathtub. *Enjoy Smart home technology system (Smart Home Hub), smart thermostat, video doorbell and smart keyless lock with touchscreen. Photos are representative.



Built in 2025

Essential Information

MLS® #	E4451496
Price	\$629,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,486
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	77 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3B1

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

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

Foundation Concrete Perimeter

Additional Information

Date Listed August 6th, 2025

Days on Market 9

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 August 15th, 2025 at 12:48pm MDT