

# \$449,900 - 691 Cambrian Boulevard, Sherwood Park

MLS® #E4460178

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,351 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

STYLISH & MODERN! Welcome to The Mason by San Rufo Homes, a 2 storey townhome offering 1,351 sq ft of thoughtfully designed living in the new community of Cambrian, Sherwood Park. This residential attached home features NO CONDO FEES and a bright open floor plan with 3 bedrooms and 2.5 baths. Enjoy quality finishes throughout including luxury vinyl plank flooring, quartz countertops, and designer lighting. The kitchen is perfect for entertaining with sleek cabinetry and plenty of prep space. Upstairs, find 3 spacious bedrooms including a primary suite with ensuite and walk-in closet. Landscaping and garage are included—just move in and enjoy! Cambrian offers parks, playgrounds, and walkable green spaces, making it ideal for families. A perfect blend of style, comfort, and convenience!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460178  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,351     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2025                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 691 Cambrian Boulevard |
| Area        | Sherwood Park          |
| Subdivision | Cambrian               |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8H 3B7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| 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 |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 4                 |



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 October 5th, 2025 at 12:47pm MDT