

\$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

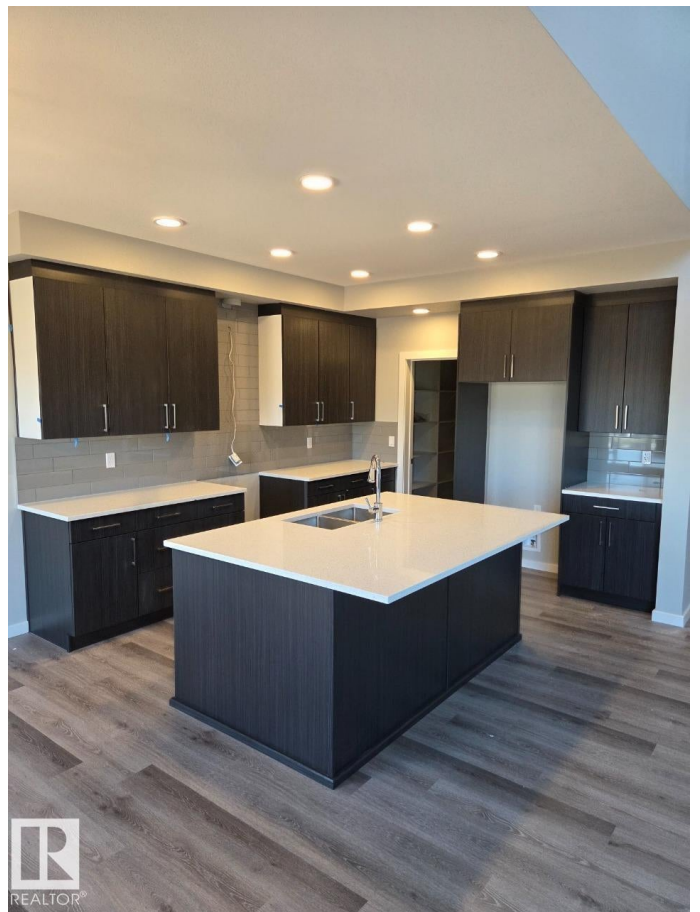
Amenities Ceiling 9 ft., Closet Organizer, Dishwasher, Double Oven, Flw/Dual Flush Toilet, See Remarks
Parking Spaces 4
Parking Double Garage Attached

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, 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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