

\$548,965 - 18 Catria Point, Sherwood Park

MLS® #E4442497

\$548,965

3 Bedroom, 2.50 Bathroom, 1,760 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to modern luxury in Cambrian—one of Sherwood Park’s newest and most vibrant communities. This beautifully designed home offers a generous 3-bedroom, 2.5-bath layout that’s both stylish and functional. The main floor is filled with natural light and features a striking two-tiered living space that adds depth and character to the open-concept design. Whether you’re hosting friends or enjoying a quiet night in, this floor plan is one you’ll be proud to show off. With thoughtful details, contemporary finishes, and a location that balances nature with convenience, this home is the perfect blend of comfort and sophistication.

Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4442497 |
| Price | \$548,965 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,760 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |



| | |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 18 Catria Point |
| Area | Sherwood Park |
| Subdivision | Cambrian |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8H 3A9 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Slab |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 14th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 25 |

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