

Courtesy Of David Lofthaug Of Bode

# \$649,900 - 151 Catria Point(e), Sherwood Park

MLS® #E4456442

## \$649,900

3 Bedroom, 2.50 Bathroom, 2,181 sqft  
Single Family on 0.00 Acres

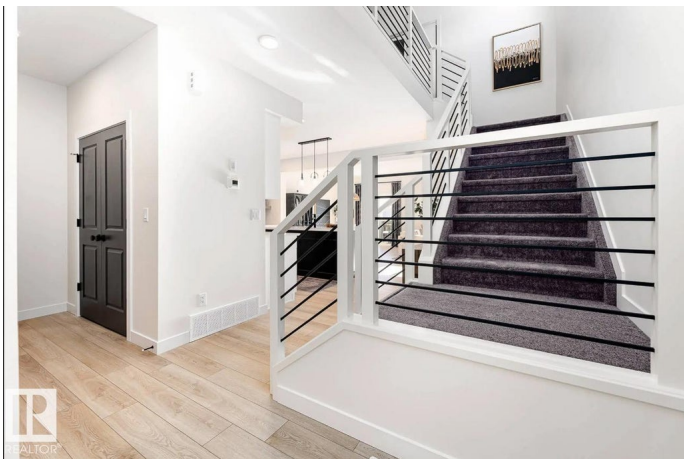
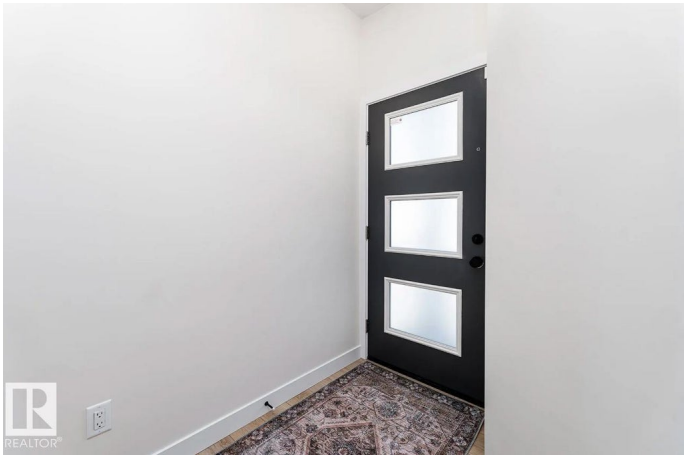
Cambrian, Sherwood Park, AB

Quick possession available now in Cambrian. The Evan model offers 2,181 sq ft of thoughtfully designed space with 3 bedrooms, 2.5 bathrooms, and a central bonus room, perfect for family living. The open-concept main floor connects the kitchen, dining, and living areas, while a 9' foundation and side entry provide excellent potential for future development. Upstairs, the owner's bedroom features a 4pc ensuite, with two additional bedrooms, a full bath, and laundry completing the level. Located in Cambrian, a growing community with parks, pathways, and convenient amenities nearby. Photos are representative.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4456442      |
| Price          | \$649,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,181         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 151 Catria Point(e) |
| Area        | Sherwood Park       |
| Subdivision | Cambrian            |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 3B1             |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl, Hardie Board Siding                                                                                             |
| Exterior Features | Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stone, Vinyl, Hardie Board Siding                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 11                  |

## 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 September 15th, 2025 at 8:32pm MDT