

**\$634,900 - 147 Catria Point(e), Sherwood Park**

MLS® #E4456143

**\$634,900**

3 Bedroom, 2.50 Bathroom, 1,910 sqft  
Single Family on 0.00 Acres

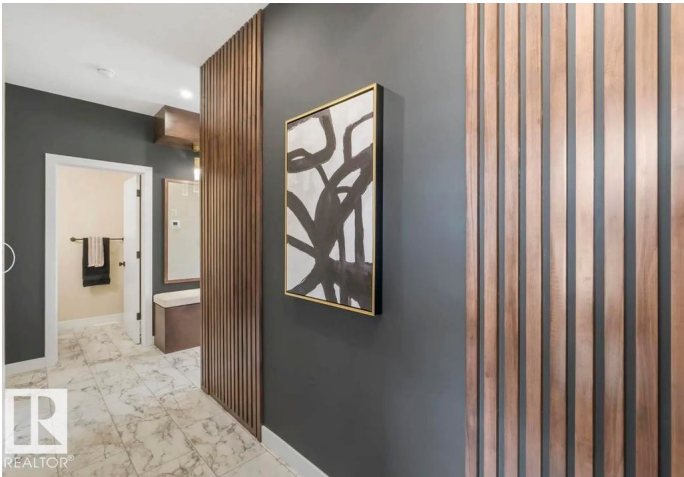
Cambrian, Sherwood Park, AB

Quick possession available now in Cambrian. The Durnin model offers 1,910 sq ft of modern living with 3 bedrooms, 2.5 bathrooms, and a central bonus room, designed to meet the needs of today’s families. The open-concept main floor creates a seamless flow between the kitchen, dining, and living areas, while the 9' foundation height and side entry add flexibility for potential future basement development. The owner’s bedroom features a 4pc ensuite, with two additional bedrooms, a full bath, and laundry completing the upper floor. Located in Cambrian, a thoughtfully planned community with amenities, parks, and green space close at hand. Photos are representative.

Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4456143  |
| Price          | \$634,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,910     |
| Acres          | 0.00      |
| Year Built     | 2025      |



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

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 147 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                                                                                                                  |
| Exterior Features | Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                  |

### **Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | September 4th, 2025 |
|-------------|---------------------|

Days on Market 4

Zoning Zone 25

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Listing information last updated on September 8th, 2025 at 4:32am MDT