

\$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

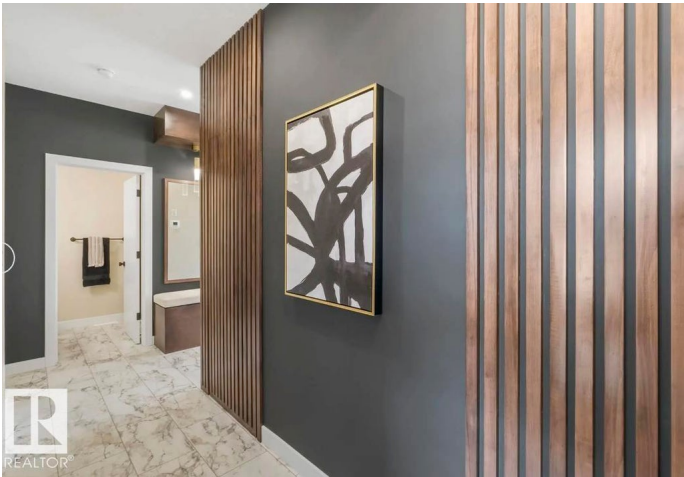
Cambrian, Sherwood Park, AB

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 14

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 18th, 2025 at 8:02pm MDT