

# \$546,900 - 18 Catria Point, Sherwood Park

MLS® #E4456338

**\$546,900**

3 Bedroom, 2.50 Bathroom, 1,807 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 stunning 3-bedroom, 2.5-bath home offers a functional, stylish layout with thoughtful design throughout. The main floor features a striking two-tiered living space filled with natural light, perfect for entertaining or relaxing. Built-in arches add architectural charm, while 9-foot ceilings on both the upper floor and basement create an airy, open feel. The chef-inspired kitchen and contemporary finishes throughout elevate the space. Upstairs, retreat to a spa-like ensuite in your spacious primary suite. A double garage is included for added convenience. With every detail carefully curated and a location that blends green space with urban ease, this home is the perfect blend of sophistication and comfort.

Built in 2025

## Essential Information

MLS® #	E4456338
Price	\$546,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,807



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
Is Waterfront	Yes

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	September 5th, 2025
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Days on Market 14

Zoning Zone 25

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Listing information last updated on September 19th, 2025 at 1:32am MDT