# \$546,900 - 10 Catria Point, Sherwood Park

MLS® #E4461048

## \$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 Cambrianâ€"one of Sherwood Park's newest and most vibrant communities. PICK YOUR interior finishes at this stage - Garage included. 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.



# **Essential Information**

MLS® # E4461048 Price \$546,900

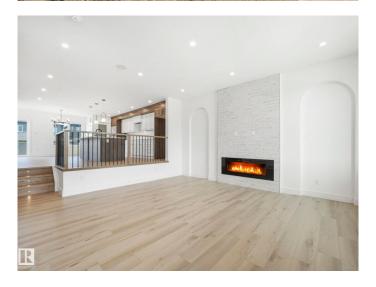
Bedrooms 3

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 10 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

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Stone, Vinyl, Hardie Board Siding

Exterior Features Picnic Area, Playground Nearby, Schools, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl, Hardie Board Siding

Foundation Slab

#### **Additional Information**

Date Listed October 6th, 2025

Days on Market 10

Zoning Zone 25

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Listing information last updated on October 16th, 2025 at 12:02pm MDT