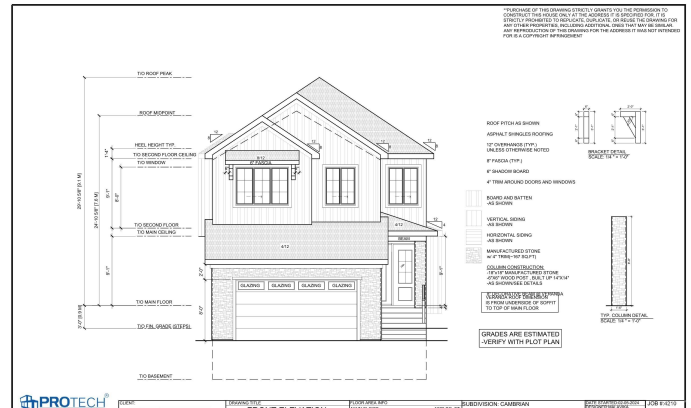


## \$759,325 - 451 Canter Wynd, Sherwood Park

**\$759,325**

Cambrian, Sherwood Park, AB

Welcome to the VALENTINE floor plan—where striking design meets smart functionality. With a beautifully upgraded farmhouse exterior and 2,399 sq ft of thoughtfully crafted space, this home is truly breathtaking. Inside, you'll find a front-facing bonus room that floods with natural light, two spacious secondary bedrooms connected by a stylish Jack and Jill bathroom, and a seamless upstairs laundry room for everyday ease. The main floor offers a versatile den or home office, perfect for remote work or quiet study. Every detail has been designed with comfort and style in mind, making this home a standout choice in today's market. Home is under construction and at this phase allows for custom interior finishes and selections to be discussed.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444010  |
| Price          | \$759,325 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,399     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 451 Canter Wynd |
| Area        | Sherwood Park   |
| Subdivision | Cambrian        |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8H 3A9         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **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  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Slab  |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 23rd, 2025 |
|-------------|-----------------|

Days on Market 86

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 17th, 2025 at 12:47am MDT