Courtesy Of Megan Mohr Of RE/MAX Excellence

$489,900 - 112 Catria Point(e), Sherwood Park

MLS® #E4445333

$489,900
3 Bedroom, 2.50 Bathroom, 1,564 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Steps away from CAMBRIAN PLAYGROUND, you will find this 1565sqft, 2 Storey home featuring 3 bdrms, 2.5 baths & DOUBLE garage. The Ethereal Zen design style & The Landon by award-winning builder Rohit Homes, will WOW you as soon as you enter the spacious entrance that leads to the open concept main level with a stylish kitchen that offers plenty of cabinets, pantry & quartz island that over looks the dining & living area. Moving upstairs you will find a king sized primary suite with walk in closet & 5pc ensuite. 2 bdrms are both generous in size, a 4pc bath & flex room - perfect for an office or games area, complement this stylish home! Separate side entrance & rough in for future basement suite, makes for awesome income potential! Close to parks, playgrounds & 8kms of ravine trails through Oldman Creek, it will also be the home to future schools & shopping PLUS easy access to Henday! Photos may not reflect the exact home for sale, as some are virtually staged or show design selections.

Built in 2025

Essential Information

MLS® #	E4445333
Price	$489,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	112 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T0B 0B0

Amenities

Amenities	No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Westboro
Middle	Clover Bar JR
High	Salisbury

Additional Information

Date Listed	July 2nd, 2025
Days on Market	66
Zoning	Zone 25

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Listing information last updated on September 5th, 2025 at 9:31pm MDT