

Courtesy Of David Lofthaug Of Bode

\$649,900 - 151 Catria Point(e), Sherwood Park

MLS® #E4456442

\$649,900

3 Bedroom, 2.50 Bathroom, 2,181 sqft
Single Family on 0.00 Acres

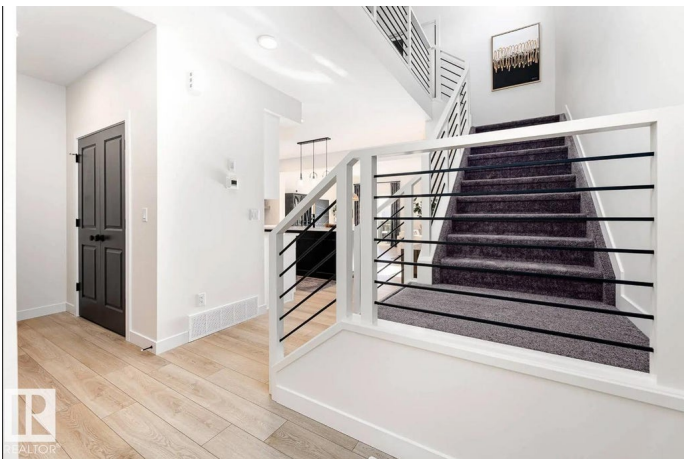
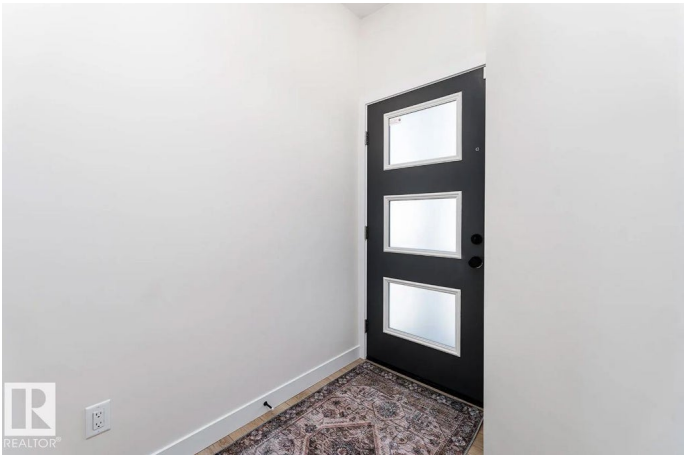
Cambrian, Sherwood Park, AB

Quick possession available now in Cambrian. The Evan model offers 2,181 sq ft of thoughtfully designed space with 3 bedrooms, 2.5 bathrooms, and a central bonus room, perfect for family living. The open-concept main floor connects the kitchen, dining, and living areas, while a 9' foundation and side entry provide excellent potential for future development. Upstairs, the owner's bedroom features a 4pc ensuite, with two additional bedrooms, a full bath, and laundry completing the level. Located in Cambrian, a growing community with parks, pathways, and convenient amenities nearby. Photos are representative.

Built in 2025

Essential Information

MLS® #	E4456442
Price	\$649,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,181
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	151 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, Hardie Board Siding
Exterior Features	Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	62

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 November 5th, 2025 at 1:02pm MST