

Courtesy Of David Lofthaug Of Bode

\$466,824 - 715 Cambrian Boulevard, Sherwood Park

MLS® #E4457820

\$466,824

3 Bedroom, 2.50 Bathroom, 1,461 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Open-Concept Main Floor: Enjoy a spacious kitchen with a large island, double-door pantry, and extended 41" upper cabinets. Seamless flow to the dinette and great room, ideal for family time or entertainment. Plus, a true rear mudroom adds everyday convenience.

Modern Finishes Throughout: Luxury Vinyl Plank flooring on the main floor and all bathrooms, quartz countertops, under-mount sinks, and soft-close cabinets and drawers for a stylish, low-maintenance lifestyle.

Comfortable Upper Level: Large primary bedroom with walk-in closet and ensuite w/ dual sinks and a walk-in shower. Two more bedrooms, a full bath, and upstairs laundry complete the upper floor. **Energy-Efficient Design:** Double-pane, Low-E, argon-filled Energy Star windows, 95% high-efficiency furnace, heat recovery ventilator, and 80-gallon hot water tank offer comfort and long-term savings. **Smart Home Features:** Includes Echo Show, Lorex Smart Video Doorbell, Ecobee 3 Lite Thermostat, Weiser Smart Deadbolt, Alexa Hub. Photos representative.

Built in 2025

Essential Information

MLS® # E4457820

Price: \$466,824



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,461
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	715 Cambrian Boulevard
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3B7

Amenities

Amenities	Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Level Land, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 15th, 2025
Days on Market	51
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 1:47am MST