

Courtesy Of Jeff D Jackson Of Bode

\$649,900 - 135 Catria Point(e), Sherwood Park

MLS® #E4426441

\$649,900

3 Bedroom, 2.50 Bathroom, 2,185 sqft

Single Family on 0.00 Acres

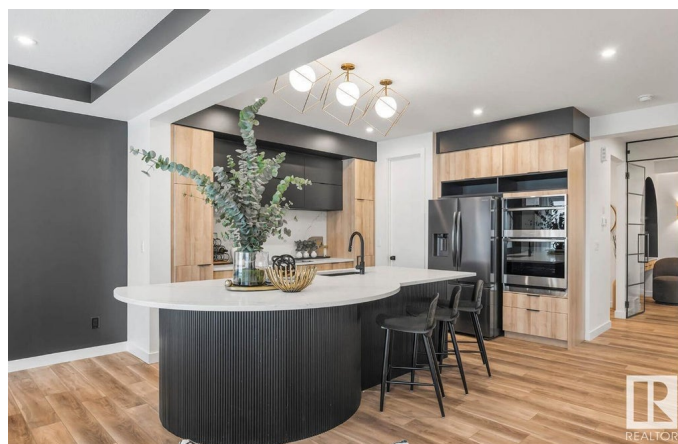
Cambrian, Sherwood Park, AB

The Julianna by San Rufo Homes is a beautifully designed 3-bedroom, 2.5-bathroom two-story home that seamlessly blends style and functionality. The main floor features a versatile den, perfect for a home office or playroom, while a mudroom off the double attached garage keeps essentials organized. A walk-through pantry connects the mudroom to the gourmet kitchen, which boasts a spacious island with a flush eating bar, ideal for casual dining and entertaining. The bright dining area with sliding patio doors extends the living space outdoors. Upstairs, a striking sunken bonus room with vaulted ceilings provides a stunning retreat, while the primary bedroom offers a luxurious ensuite with dual sinks, a walk-in closet, and a freestanding tub. A smartly designed laundry room, side entrance, and 9-foot ceiling unfinished basement add convenience and future possibilities. Photos are representative.

Built in 2025

Essential Information

MLS® #	E4426441
Price	\$649,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,185
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	135 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4V2

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
Exterior Features	Park/Reserve, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 19th, 2025
Days on Market	43
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 April 30th, 2025 at 10:32pm MDT