

Courtesy Of David Lofthaug Of Bode

\$671,895 - 23 Catria Point(e), Sherwood Park

MLS® #E4463656

\$671,895

3 Bedroom, 2.50 Bathroom, 2,331 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Open to above staircase with elegant railing with metal spindles offers optimal lighting and a spacious feel throughout. Melamine shelving throughout, with a convenient bench seat with shelves & hooks in the mudroom for added practicality. Cabinets to the ceiling with soft-close drawers and doors for seamless storage. Upgraded quartz countertops throughout. Electric fire and ice linear fireplace in the great room with timer & colour control. Large second floor laundry includes convenient shelves and quartz countertops. Luxurious 5-piece ensuite with dual sinks, standing shower with tiled walls, and a free-standing tub. Main bathroom comes with fully tiled bathtub. Enjoy Smart home technology system (Smart Home Hub), smart thermostat, video doorbell and smart keyless lock with touch screen. This home features a separate side entrance, 9-foot basement walls, and roughed-in plumbing for a full bathroom, offering the perfect opportunity for potential future development.



Built in 2025

Essential Information

MLS® #	E4463656
Price	\$671,895
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,331
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	23 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4V2

Amenities

Amenities	Closet Organizers, 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, Vinyl
Exterior Features	Level Land, Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 27th, 2025
Days on Market	3
Zoning	Zone 25

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Listing information last updated on October 30th, 2025 at 7:17pm MDT