

# \$719,900 - 49 Cerbat Crescent, Sherwood Park

MLS® #E4438743

**\$719,900**

4 Bedroom, 3.00 Bathroom, 2,420 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to this stunning 4-bedroom, 3-bathroom home in Cambrian, where modern elegance meets everyday comfort. Enjoy bright and airy living spaces filled with natural light, a chef's kitchen with sleek cabinetry and walk-through pantry, and a cozy fireplace in the open-concept living area. The main floor features a convenient BEDROOM and BATHROOM, while upstairs, find a serene primary suite with a luxurious 5PC ensuite and expansive walk-in closet. Two Generous Sized BEDROOMS shared common 3PC Bath. Additional highlights include a bonus room, top-floor laundry, and a beautifully sized backyard with future deck perfect for outdoor gatherings.

Built in 2024

## Essential Information

MLS® #	E4438743
Price	\$719,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,420
Acres	0.00
Year Built	2024
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	49 Cerbat Crescent
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Z5

### Amenities

Amenities	Ceiling 9 ft., 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Appliances Negotiable, Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Creek, Environmental Reserve, Golf Nearby, Park/Reserve, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 27th, 2025
Days on Market	68
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 August 3rd, 2025 at 1:47pm MDT