

Courtesy Of David Lofthaug Of Bode

## **\$629,900 - 77 Catria Point(e), Sherwood Park**

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MLS® #E4451496

**\$629,900**

3 Bedroom, 2.50 Bathroom, 2,486 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

\*Main floor flex room functions as a den/Office/arts and crafts room/playroom.  
\*Melamine shelving throughout, with a convenient bench seat with shelves & hooks in the mudroom for added practicality. \*Open concept kitchen, living room and dining area on the main floor. \*Cabinets to the ceiling with self-closing drawers and doors for seamless storage. \*Upgraded quartz countertops throughout. \*Electric fire and ice linear fireplace in the great room with timer & color control. \*Elegant railing with metal spindles offers optimal lighting and a spacious feel throughout. \*Luxurious 5-piece ensuite with dual sinks, standing shower with tiled walls, and a free-standing tub. \*Large second floor laundry includes convenient shelves. \*Main bathroom comes with fully tiled bathtub. \*Enjoy Smart home technology system (Smart Home Hub), smart thermostat, video doorbell and smart keyless lock with touchscreen. Photos are representative.



Built in 2025

### **Essential Information**

MLS® #	E4451496
Price	\$629,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,486
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	77 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3B1

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            August 6th, 2025

Days on Market      17

Zoning                 Zone 25

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Listing information last updated on August 23rd, 2025 at 3:32pm MDT