

# \$656,145 - 19 Catria Point(e), Sherwood Park

MLS® #E4452972

## \$656,145

4 Bedroom, 3.00 Bathroom, 2,489 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

\*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. \*Two Storey Electric fire and ice linear fireplace in the great room with timer & colour control. \*Elegant railing with metal spindles offers optimal lighting and a spacious feel throughout. \*Large second floor laundry includes convenient shelves. \*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. Photos are representative.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452972  |
| Price          | \$656,145 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,489     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 19 Catria Point(e) |
| Area        | Sherwood Park      |
| Subdivision | Cambrian           |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 2B8            |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Smart/Program. Thermostat, See Remarks |
| 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 August 14th, 2025

Days on Market 16

Zoning Zone 25

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Listing information last updated on August 30th, 2025 at 2:32pm MDT