

\$661,395 - 15 Catria Point(e), Sherwood Park

MLS® #E4458954

\$661,395

4 Bedroom, 3.00 Bathroom, 2,487 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Practical mudroom with built-in bench, melamine shelving, and hooks for organized storage. Open-concept layout seamlessly connects the kitchen, dining, and living areas for easy everyday living. Gourmet kitchen featuring full-height soft-close cabinetry, stainless steel appliances, chimney hood fan, built-in microwave, and elegant quartz countertops throughout for a sleek, modern finish. Great rooms feature a fire-and-ice linear fireplace with color and timer controls for added ambiance. An open staircase with metal spindle railing enhances the bright, airy feel of the home. Spa-inspired ensuite with dual sinks, freestanding tub, and tiled walk-in shower for ultimate relaxation. Main bathroom includes a fully tiled bathtub for a clean, contemporary look. Smart home features include a Smart Home Hub, smart thermostat, video doorbell, and keyless touchscreen smart lock. Photos are representative.



Built in 2025

Essential Information

MLS® #	E4458954
Price	\$661,395
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,487
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	15 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, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Oven-Microwave
Heating	Forced Air-1, Hot Water, 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	September 22nd, 2025
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 September 22nd, 2025 at 8:47pm MDT