\$644,900 - 143 Catria Point(e), Sherwood Park

MLS® #E4446279

\$644.900

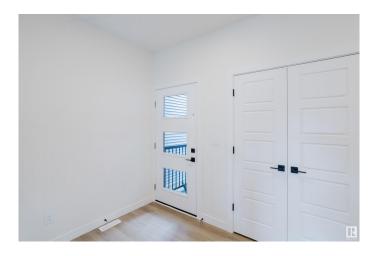
3 Bedroom, 2.50 Bathroom, 2,153 sqft Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

PREMIUM EXECUTIVE 2 STOREY! The Evan, built by San Rufo Homes is stunning! The superior craftsmanship & attention to detail is evident as soon as you step inside. Featuring a modern open floor plan, quartz counters, quality vinyl plank flooring & designer lighting throughout. The main level has a bright & spacious entry, chef's kitchen, high end cabinetry, huge eat up island & w/through pantry linked to the garage. The dining area has patio doors & is open to the elegant living room with stylish linear fireplace & completed with a 2 pce bath & handy mudroom. Upstairs, which is open to below, has a fabulous bonus room, high vaulted ceilings, family bathroom, 3 bedrooms, the primary with a massive w/i closet, luxury ensuite, dual sinks, sunken tub & glass shower. The basement has 9ft ceilings, eliminating that †basement feel†offering lots more future living space. The attractive exterior has stone accents & double garage. Close to parks, playgrounds & ravine trails â€" a great community to raise a family.







Built in 2025

Essential Information

MLS® # E4446279 Price \$644,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,153

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 143 Catria Point(e)

Area Sherwood Park

Subdivision Cambrian

City Sherwood Park

County ALBERTA

Province AB

Postal Code T8A 4V2

Amenities

Amenities Closet Organizers, Detectors Smoke, Vaulted Ceiling, See Remarks, 9

ft. Basement Ceiling

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, Stone, Vinyl

Exterior Features Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed July 5th, 2025

Days on Market 12

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 July 17th, 2025 at 3:03pm MDT