

\$599,900 - 77 Catria Point(e), Sherwood Park

MLS® #E4451496

\$599,900

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 | \$599,900 |
| 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 2

Zoning Zone 25

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Listing information last updated on August 8th, 2025 at 12:02am MDT