

## \$414,900 - 707 Cambrian Boulevard, Sherwood Park

MLS® #E4451617

**\$414,900**

3 Bedroom, 2.50 Bathroom, 1,370 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Modern Finishes Throughout: Luxury Vinyl Plank flooring spans the main floor and all bathrooms. The kitchen and bathrooms are elegantly finished with quartz countertops and under-mount sinks. Soft-close cabinets and drawers offer both style and functionality.

\*Comfortable Upper Level: Upstairs, youâ€™ll find a large primary bedroom complete with a walk-in closet and private ensuite. Two additional well-sized bedrooms, a full family bathroom, and convenient upstairs laundry complete this thoughtfully designed floor.

\*Energy-Efficient Design: Enjoy year-round comfort and savings with double-pane, Low-E, argon gas-filled Energy Star rated windows, a high-efficiency 95% direct-vented furnace, a heat recovery ventilator, and an 80-gallon hot water tank \*Smart Home: Echo Show Lorex Smart Video Doorbell, Ecobee 3 Lite Smart Thermostat, Weiser Smart Deadbolt, Alexa Echo Show - HD smart display with motion and Alexa. \*LIMITED TIME OFFER: FREE Double Detached Garage Included!



Built in 2025

### Essential Information

MLS® #	E4451617
Price	\$414,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,370
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	707 Cambrian Boulevard
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3B7

### Amenities

Amenities	Smart/Program. Thermostat, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 7th, 2025

Days on Market                1

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 August 8th, 2025 at 1:47am MDT