

Courtesy Of David Lofthaug Of Bode

# **\$467,145 - 703 Cambrian Boulevard, Sherwood Park**

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MLS® #E4452362

**\$467,145**

3 Bedroom, 2.50 Bathroom, 1,461 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Open-Concept Main Floor: Enjoy a spacious kitchen with a large island, double-door pantry, and extended 41" upper cabinets. Seamless flow to the dinette and great room, ideal for family time or entertainment. Plus, a true rear mudroom adds everyday convenience.

\*Modern Finishes Throughout: Luxury Vinyl Plank flooring on the main floor and all bathrooms, quartz countertops, under-mount sinks, and soft-close cabinets and drawers for a stylish, low-maintenance lifestyle.

\*Comfortable Upper Level: Large primary bedroom with walk-in closet and ensuite featuring dual sinks and a walk-in shower. Two more bedrooms, a full bath, and upstairs laundry complete the upper floor.

\*Energy-Efficient Design: Double-pane, Low-E, argon-filled Energy Star windows, 95% high-efficiency furnace, heat recovery ventilator, and 80-gallon hot water Smart Home Features: Includes Echo Show, Lorex Smart Video Doorbell, Ecobee 3 Lite Thermostat, Weiser Smart Deadbolt, Alexa HD smart display with motion detection. Photos representative



Built in 2025

## **Essential Information**

MLS® #                      E4452362

Price                         \$467,145

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,461
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	703 Cambrian Boulevard
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3B7

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Detached
Is Waterfront	Yes

### 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, Corner Lot, Creek, Park/Reserve, Playground Nearby, Schools, Shopping Nearby

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

**Additional Information**

Date Listed	August 11th, 2025
Days on Market	3
Zoning	Zone 25

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Listing information last updated on August 14th, 2025 at 12:02am MDT