

Courtesy Of David Lofthaug Of Bode

# \$661,395 - 19 Catria Point(e), Sherwood Park

MLS® #E4452972

**\$661,395**

4 Bedroom, 3.00 Bathroom, 2,489 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

\*Melamine shelving throughout, with a convenient bench seat with shelves & hooks in the mudroom for added practicality. \*Cabinets to the ceiling with soft-close drawers and doors for seamless storage. \*Upgraded quartz countertops throughout. \*Two Storey Electric fire and ice linear fireplace in the great room with timer & colour control. \*Elegant railing with metal spindles offers optimal lighting and a spacious feel throughout. \*Large second floor laundry includes convenient shelves. \*Luxurious 5-piece ensuite with dual sinks, standing shower with tiled walls, and a free-standing tub. \*Main bathroom comes with fully tiled bathtub. \*Enjoy Smart home technology system (Smart Home Hub), smart thermostat, video doorbell and smart keyless lock with touch screen. Photos are representative.



Built in 2025

## Essential Information

MLS® #	E4452972
Price	\$661,395
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,489
Acres	0.00

Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	19 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, Smart/Program. Thermostat, See Remarks
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, 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 August 14th, 2025

Days on Market 52

Zoning Zone 25

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Listing information last updated on October 5th, 2025 at 6:17am MDT