

\$661,395 - 15 Catria Point(e), Sherwood Park

MLS® #E4458954

\$661,395

4 Bedroom, 3.00 Bathroom, 2,487 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Practical mudroom with built-in bench, melamine shelving, and hooks for organized storage. Open-concept layout seamlessly connects the kitchen, dining, and living areas for easy everyday living. Gourmet kitchen featuring full-height soft-close cabinetry, stainless steel appliances, chimney hood fan, built-in microwave, and elegant quartz countertops throughout for a sleek, modern finish. Great rooms feature a fire-and-ice linear fireplace with color and timer controls for added ambiance. An open staircase with metal spindle railing enhances the bright, airy feel of the home. Spa-inspired ensuite with dual sinks, freestanding tub, and tiled walk-in shower for ultimate relaxation. Main bathroom includes a fully tiled bathtub for a clean, contemporary look. Smart home features include a Smart Home Hub, smart thermostat, video doorbell, and keyless touchscreen smart lock. Photos are representative.



Built in 2025

Essential Information

MLS® #	E4458954
Price	\$661,395
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,487
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	15 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, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Oven-Microwave
Heating	Forced Air-1, Hot Water, 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	September 22nd, 2025
Days on Market	3
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 September 25th, 2025 at 12:47am MDT