\$745,000 - 294 Canter Wynd, Sherwood Park

MLS® #E4434834

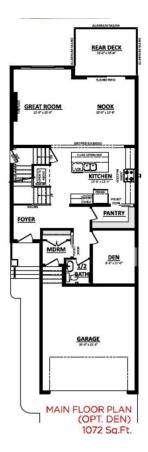
\$745,000

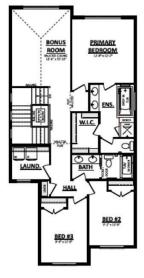
3 Bedroom, 2.50 Bathroom, 2,275 sqft Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

The Olivia in Cambrain model offers 2,203 sq ft of thoughtfully designed living space, featuring a sought-after walk-out basement that seamlessly extends indoor living to the outdoors. Enjoy a contemporary kitchen with a spacious island, dual sinks, and a open floor concept. The luxurious ensuite boasts dual sinks, a walk-in closet, and spa-like finishes, including a relaxing drop-in tub. The second floor offers a vaulted-ceiling bonus room, ideal for entertainment, while the cozy fireplace adds warmth to the main living area. Elegant quartz countertops are featured throughout, along with an open-to-below stairwell for a bright, airy feel. With the convenience of upstairs laundry and a side entrance, this home perfectly balances comfort, style, and functionality. Photos are representative.







SECOND FLOOR PLAN (OPT. REAR BONUS ROOM) 1131 Sq.Ft.

Built in 2024

Essential Information

| MLS® # | E4434834 |
|----------------|-----------|
| Price | \$745,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,275 |
| Acres | 0.00 |

| Year Built | 2024 |
|------------|------------------------|
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 294 Canter Wynd |
|-------------|-----------------|
| Area | Sherwood Park |
| Subdivision | Cambrian |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 4V2 |

Amenities

| Amenities | No Animal Home, No Smoking Home, Walkout Basement, 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, Stone, Vinyl |
|-------------------|--|
| Exterior Features | Park/Reserve, Playground Nearby, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 6th, 2025

Days on Market 57 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 July 2nd, 2025 at 12:02am MDT