

# \$649,900 - 151 Catria Point(e), Sherwood Park

MLS® #E4456442

**\$649,900**

3 Bedroom, 2.50 Bathroom, 2,181 sqft  
Single Family on 0.00 Acres

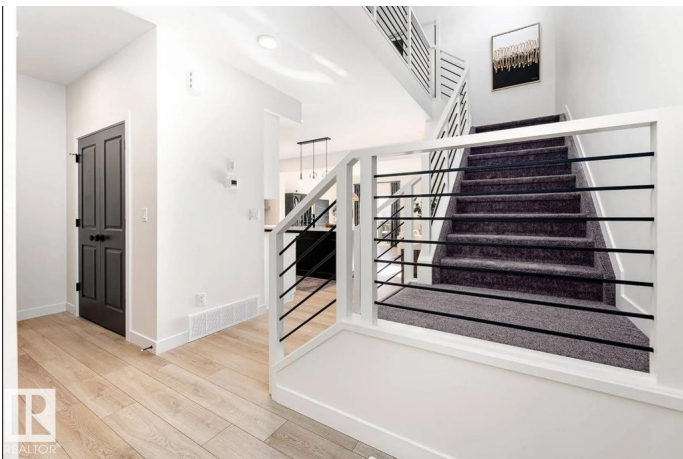
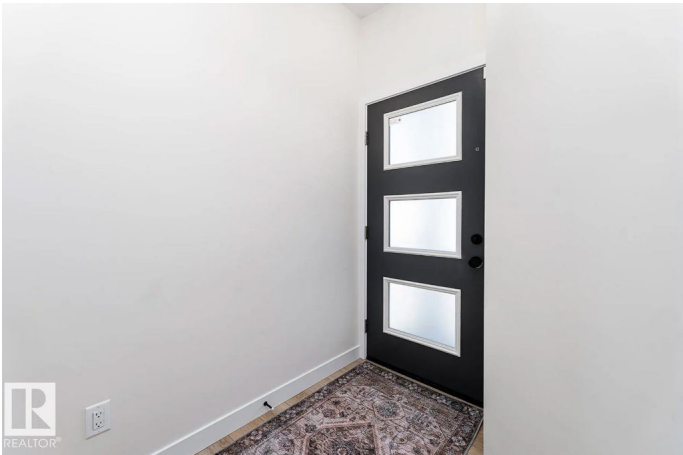
Cambrian, Sherwood Park, AB

Quick possession available now in Cambrian. The Evan model offers 2,181 sq ft of thoughtfully designed space with 3 bedrooms, 2.5 bathrooms, and a central bonus room, perfect for family living. The open-concept main floor connects the kitchen, dining, and living areas, while a 9' foundation and side entry provide excellent potential for future development. Upstairs, the owner's bedroom features a 4pc ensuite, with two additional bedrooms, a full bath, and laundry completing the level. Located in Cambrian, a growing community with parks, pathways, and convenient amenities nearby. Photos are representative.

Built in 2025

## Essential Information

MLS® #	E4456442
Price	\$649,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,181
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	151 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3B1

### Amenities

Amenities	No Animal Home, No Smoking Home
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, Hardie Board Siding
Exterior Features	Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 4th, 2025
Days on Market	2

## Zoning

## Zone 25

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Listing information last updated on September 6th, 2025 at 6:17pm MDT