

# \$463,700 - 104 Catria Point(e), Sherwood Park

MLS® #E4459132

## \$463,700

3 Bedroom, 2.50 Bathroom, 1,457 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Located in Cambrian, Rohit Homes offers The Talo, a 1448 sqft, 2 Storey duplex featuring 3 bedrooms, 2.5 baths & DOUBLE GARAGE. Finished in a NeoClassical Revival Designer Interior, with rich details and classic charm for a refined living experience. The kitchen has plenty of cabinets, pantry & quartz island that over looks the dining & living area. Moving upstairs you will find a king sized primary suite featuring a walk in closet & 4pc ensuite. 2 bedrooms are both generous in size, a 4pc bath, flex room & laundry complement this elegant home! SIDE ENTRANCE & rough in for potential BASEMENT SUITE! RELAX in the private pie shaped yard or EXPLORE what Cambrian has to offer, from the multiple parks, playgrounds, dog park, to 8kms of ravine trails through Oldman Creek! Photos may not reflect the exact home for sale, as some are virtually staged or show design selections.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459132  |
| Price      | \$463,700 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 1,457         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 104 Catria Point(e) |
| Area        | Sherwood Park       |
| Subdivision | Cambrian            |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0B 0B0             |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                                      |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### School Information

|            |          |
|------------|----------|
| Elementary | Westboro |
|------------|----------|

|        |               |
|--------|---------------|
| Middle | Clover Bar JR |
| High   | Salisbury     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 18                   |
| Zoning         | Zone 25              |

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Listing information last updated on October 10th, 2025 at 8:02am MDT