

\$548,965 - 18 Catria Point, Sherwood Park

MLS® #E4442497

\$548,965

3 Bedroom, 2.50 Bathroom, 1,760 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to modern luxury in Cambrian—one of Sherwood Park’s newest and most vibrant communities. This beautifully designed home offers a generous 3-bedroom, 2.5-bath layout that’s both stylish and functional. The main floor is filled with natural light and features a striking two-tiered living space that adds depth and character to the open-concept design. Whether you’re hosting friends or enjoying a quiet night in, this floor plan is one you’ll be proud to show off. With thoughtful details, contemporary finishes, and a location that balances nature with convenience, this home is the perfect blend of comfort and sophistication.

Built in 2025

Essential Information

MLS® #	E4442497
Price	\$548,965
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	18 Catria Point
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3A9

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

Additional Information

Date Listed	June 14th, 2025
Days on Market	1
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 June 15th, 2025 at 6:17pm MDT