

# \$629,900 - 77 Catria Point(e), Sherwood Park

MLS® #E4451496

**\$629,900**

3 Bedroom, 2.50 Bathroom, 2,486 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

\*Main floor flex room functions as a den/Office/arts and crafts room/playroom.  
\*Melamine shelving throughout, with a convenient bench seat with shelves & hooks in the mudroom for added practicality. \*Open concept kitchen, living room and dining area on the main floor. \*Cabinets to the ceiling with self-closing drawers and doors for seamless storage. \*Upgraded quartz countertops throughout. \*Electric fire and ice linear fireplace in the great room with timer & color control. \*Elegant railing with metal spindles offers optimal lighting and a spacious feel throughout. \*Luxurious 5-piece ensuite with dual sinks, standing shower with tiled walls, and a free-standing tub. \*Large second floor laundry includes convenient shelves. \*Main bathroom comes with fully tiled bathtub. \*Enjoy Smart home technology system (Smart Home Hub), smart thermostat, video doorbell and smart keyless lock with touchscreen. Photos are representative.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451496  |
| Price     | \$629,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,486                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 77 Catria Point(e) |
| Area        | Sherwood Park      |
| Subdivision | Cambrian           |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 3B1            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 6th, 2025  
Days on Market                15  
Zoning                              Zone 25

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Listing information last updated on August 21st, 2025 at 11:47am MDT