

# \$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 | 2               |
| Zoning         | Zone 25         |

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